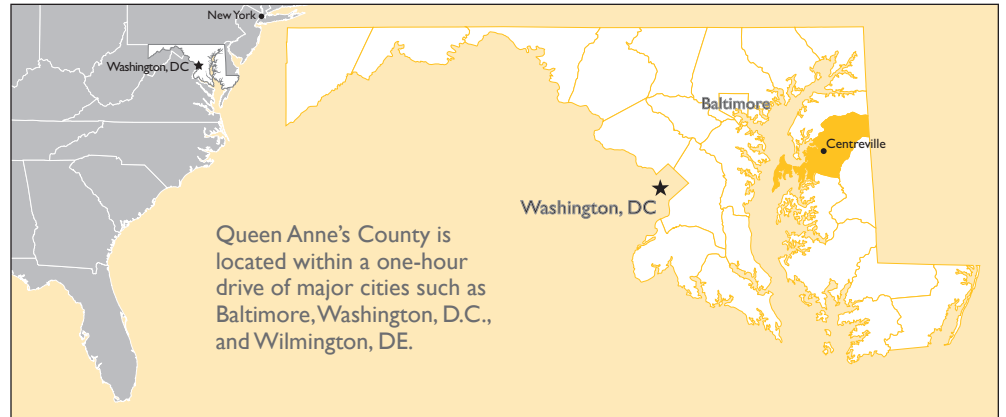


# Brief Economic Facts

## QUEEN ANNE'S COUNTY, MARYLAND

Queen Anne's County, the gateway to Maryland's Eastern Shore, is the right choice for companies seeking a prime, affordable location offering an excellent quality of life and a well-educated workforce. The county is within a one-hour drive of the major metropolitan areas of Baltimore, Washington, D.C., Philadelphia and Wilmington, DE via US Route 301/50. There is easy access to marine terminals, ports and an international airport, as well as government facilities, federal laboratories and technology centers.



Queen Anne's County offers a variety of lifestyle and business location choices. From Kent Island, the eastern terminus of the Bay Bridge and hub of commercial and residential activity, to small towns such as Centreville and Church Hill, residents and visitors enjoy the maritime history, art and culture of the Eastern Shore.

Queen Anne's county's private sector industries generate \$1.2

billion in economic output. Private sector expansions include The Inn at Chesapeake Bay Beach Club, S.E.W. Friel, and Harbor Sales. The county manages incentive programs such as the Queen Anne's County Enterprise Zone, an Opportunity Zone, a Foreign-Trade Zone, an Economic Development Incentive Fund, and a low interest loan portfolio. In addition, the county levies no business personal property tax.

### LOCATION

Driving distance from Centreville:	Miles	Kilometers
Atlanta, Georgia	676	1,088
Baltimore, Maryland	48	78
Boston, Massachusetts	389	626
Chicago, Illinois	731	1,176
New York, New York	178	287
Philadelphia, Pennsylvania	90	144
Pittsburgh, Pennsylvania	268	431
Richmond, Virginia	157	253
Washington, DC	60	97

### CLIMATE AND GEOGRAPHY<sup>1</sup>

Yearly Precipitation (inches)	44.1
Yearly Snowfall (inches)	16.4
Summer Temperature (°F)	75.5
Winter Temperature (°F)	36.0
Days Below Freezing	77.5
Land Area (square miles)	371.9
Water Area (square miles)	29.2
Shoreline (miles)	414
Elevation (feet)	sea level to 87

### POPULATION<sup>2,3</sup>

	Queen Anne's County Households	Queen Anne's County Population	Baltimore Metro*	Maryland
2000	15,315	40,563	2,552,994	5,296,486
2010	18,016	47,798	2,710,489	5,773,552
2020**	19,598	50,750	2,851,100	6,141,900

\*Baltimore City, Anne Arundel, Baltimore, Carroll, Harford, Howard and Queen Anne's counties

\*\*Projections

Selected places population (2010): Stevensville 6,803; Centreville 4,285; Chester 4,167; Grasonville 3,425; Kingstown 1,733

### POPULATION DISTRIBUTION<sup>2,3</sup> (2018)

Age	Number	Percent
Under 5	2,545	5.1
5 - 19	9,341	18.6
20 - 44	13,341	26.5
45 - 64	15,562	31.0
65 and over	9,462	18.8
Total	50,251	100.0
Median age		44.8 years

# Brief Economic Facts QUEEN ANNE'S COUNTY, MARYLAND

## LABOR AVAILABILITY<sup>3,4,5</sup> (BY PLACE OF RESIDENCE)

Civilian Labor Force (2018 avg.)	Labor Mkt.	
	County	Area*
Total civilian labor force	27,379	374,572
Employment	26,462	361,891
Unemployment	917	12,681
Unemployment rate	3.3%	3.4%

Residents commuting outside the county to work (2013-2017)	Number	Percent
	14,663	58.7%

Employment in selected occupations (2013-2017)		
Management, business, science and arts	10,717	41.9%
Service	3,726	14.6%
Sales and office	6,686	26.2%
Production, transp. and material moving	2,051	8.0%

\* Queen Anne's, Anne Arundel, Caroline and Talbot counties

## MAJOR EMPLOYERS<sup>6,7</sup> (2018-2019)

Employer	Product/Service	Employment
Chesapeake College	Higher education	445
REEB Millwork	Doors and windows	300
Paul Reed Smith Guitars	HQ / custom guitars	255
Federal Resources Supply	HQ / first resp. hazard kits	245
S.E.W. Friel*	Canned food processing	200
AZZ Enclosures	Industrial control panels	135
Genesis HealthCare / Corsica Hills Center	Nursing care	135
Clinton Nurseries of Md.	Flowers and nursery stock	130
Fisherman's Inn*	Restaurant	110
Harbor Sales	Signage panels, flexible media	105
Chesterwye Center	Services for the disabled	100
Harris Seafood Company*	Restaurant	100
Compass Regional Hospice	Medical services	95
Tidewater Direct	Commercial printing	90
Narrows Restaurant*	Restaurant	85
Queenstown Bank of Md.	Banking services	80
Crossroads Community	Mental health services	75
Zodiac of North America	Emergency response boats	65
Miltec	UV lighting	60
NRL & Associates	Machine tools	60
GROCO	Marine pump fabricator	60
Hydrasearch	Marine hardware	60
Corsica Technologies	IT services	50
Chesapeake Burial Vault	Burial vaults	45

Excludes post offices, state and local governments, national retail and national foodservice; includes higher education

\* Includes seasonal workers

## EMPLOYMENT<sup>4</sup> (2018, BY PLACE OF WORK)

Industry	Estab-lishments	Annual Avg. Empl.	Emp. %	Avg. Wkly. Wage
Federal government	15	102	0.7	\$1,033
State government	8	229	1.5	868
Local government	32	2,280	15.6	940
Private sector	1,418	12,461	82.7	756
Natural resources and mining	29	268	1.8	710
Construction	230	1,066	7.1	1,045
Manufacturing	54	1,168	7.7	965
Trade, transportation and utilities	335	3,436	22.8	737
Information	6	15	0.1	1,802
Financial activities	105	354	2.3	1,088
Professional and business services	252	1,213	8.0	1,067
Education and health services	127	1,220	8.1	942
Leisure and hospitality	138	3,094	20.5	391
Other services	138	626	4.2	616
<b>Total</b>	<b>1,473</b>	<b>15,072</b>	<b>100.0</b>	<b>787</b>

Includes civilian employment only

## HOURLY WAGE RATES<sup>4</sup> (2018)

Selected Occupations	Median	Entry	Experienced
Accountants	\$30.57	\$20.32	\$38.80
Bookkeeping/accounting clerks	19.53	13.72	22.63
Computer systems analysts	33.28	23.97	41.65
Computer user support specialists	20.33	12.39	24.08
Customer service representatives	15.65	11.78	19.60
Electrical engineers	42.01	25.26	54.61
Freight, stock and material movers, hand	13.31	10.56	16.94
Industrial truck operators	17.52	13.75	20.86
Inspectors, testers, sorters	14.62	10.75	20.70
Machinists	27.33	17.97	38.43
Maintenance and repair workers, general	18.54	13.68	22.66
Network administrators	38.45	26.66	50.69
Packaging/filling machine operators	15.15	10.97	17.00
Packers and packagers, hand	11.86	10.42	14.20
Secretaries	17.54	11.91	20.50
Shipping/receiving clerks	16.75	12.11	19.00
Team assemblers	14.10	10.97	17.03

Wages are an estimate of what workers might expect to receive on the Upper Eastern Shore (Caroline, Dorchester, Kent, Queen Anne's and Talbot counties) and may vary by industry, employer and locality

# Brief Economic Facts QUEEN ANNE'S COUNTY, MARYLAND

## SCHOOLS AND COLLEGES<sup>3,8</sup>

### Educational Attainment - age 25 & over (2013-2017)

High school graduate or higher	91.9%
Bachelor's degree or higher	35.3%

### Public Schools

Number: 8 elementary; 4 middle/combined; 2 high
Enrollment: 7,749 (Sept. 2018)
Cost per pupil: \$13,118 (2017-2018)
Students per teacher: 14.8 (Oct. 2018)
High school career / tech enrollment: 1,700 (2017)
High school graduates: 557 (July 2018)

### Nonpublic Schools

Number: 9 (Sept. 2018)
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Higher Education (2018)	Enrollment	Degrees
2-year institution		
Chesapeake College	2,081	266

The **Eastern Shore Higher Education Center** based at Chesapeake College offers baccalaureate and graduate degrees from four-year institutions including the University of Maryland Eastern Shore, Salisbury University, Stevenson University, Notre Dame of Maryland University, and LaSalle University.

**Washington College**, a liberal arts college offering BA and MA programs, is located in Chestertown in neighboring Kent County, MD.

## TAX RATES<sup>9</sup>

	Queen Anne's Co.	Maryland
<b>Corporate Income Tax (2019)</b> Base – federal taxable income	none	8.25%
<b>Personal Income Tax (2019)</b> Base – federal adjusted gross income *Graduated rate peaking at 5.75% on taxable income over \$300,000	3.20%	2.0%-5.75%*
<b>Sales &amp; Use Tax (2019)</b> Exempt – sales for resale; manufacturer's purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale	none	6.0%
<b>Real Property Tax (FY 20)</b> Effective rate per \$100 of assessed value In addition to this rate, there are some miscellaneous taxes and/or special taxing areas in the county; in an incorporated area, the county rate may vary and a municipal rate will also apply	\$0.8471	\$0.112
<b>Business Personal Property Tax (FY 20)</b> No county personal property tax on ordinary business property \$2.118/\$100 applicable to utility operating property only In an incorporated area, a municipal rate may apply; municipal exemptions may be available	none	none
<b>Major Tax Credits Available</b> Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, Biotechnology and Cybersecurity Investment, Commercial Property, Arts & Entertainment District		

## INCOME<sup>3</sup> (2013-2017)

Distribution	Percent Households		
	Queen Anne's Co.	Maryland	U.S.
Under \$25,000	10.0	14.2	21.3
\$25,000 - \$49,999	15.9	17.1	22.5
\$50,000 - \$74,999	16.7	16.5	17.7
\$75,000 - \$99,999	12.3	13.1	12.3
\$100,000 - \$149,999	25.2	18.7	14.1
\$150,000 - \$199,999	9.6	9.7	5.8
\$200,000 and over	10.2	10.7	6.3
Median household	\$89,241	\$78,916	\$57,652
Average household	\$107,343	\$103,845	\$81,283
Per capita	\$40,553	\$39,070	\$31,177
Total income (millions)	\$1,932	\$226,495	\$9,658,475

## HOUSING<sup>3,10</sup>

Occupied Units (2013-2017) 17,995 (81.1% owner occupied)

### Housing Transactions (2018)\*

Units sold	847
Median selling price	\$333,504

\*All multiple listed properties; excludes auctions and FSBO

## BUSINESS AND INDUSTRIAL PROPERTY<sup>6</sup>

Strategically located for access to the Mid-Atlantic market, the county offers well planned business parks with build-to-suit lots and flex space. The **Chesapeake Bay Business Park**, **Matapeake Business Park** and **Thompson Creek Professional Park** are located in the Enterprise Zone and attract a mix of manufacturing, flex, warehouse and office space. The **Centreville Business Park** provides for 80 acres of development for build-to-suit projects, as well as ready-to-occupy space for lease or sale. Retail/commercial land is available along the heavily travelled U.S. Rt. 50/301 corridor and north. This area features high-traffic-count retail space and prime office space. Several major mixed-use projects are planned for the Narrows.

The county can incentivize qualified projects of substantial investment and/or job creation within Priority Funding Areas by partnering with the state to leverage local resources: Job Creation and R&D Tax Credits, Enterprise Zone, Foreign-Trade Zone, conditional loan program and a revolving loan portfolio. Centreville's Main Street and Stevensville's A&E District attract entrepreneurial investment.

Market Profile Data (2018)	Low	High	Average
<b>Land – cost per acre</b>			
Industrial	\$75,000	\$300,000	\$225,000
Office/Retail	\$125,000	\$465,000	\$325,000
<b>Rental Rates – per square foot</b>			
Warehouse / Industrial	\$5.00	\$9.00	\$7.00
Flex / R&D / Technology	\$6.00	\$19.00	\$9.00
Class A Office	\$14.00	\$22.00	\$19.00

# Brief Economic Facts // QUEEN ANNE'S COUNTY, MARYLAND

## TRANSPORTATION

**Highways:** MD Bay Bridge Corridor U.S. 50/301, Blue Star Memorial Highway U.S. 301, MD 404, MD 8, MD 18

**Rail:** Maryland & Delaware Railroad Company operates track on which Norfolk Southern provides freight service from Centreville to points north

**Truck:** Private trucking companies serve the county; overnight and/or parcel delivery service is provided by four carriers

**Water:** Convenient access to Port of Baltimore, 50' channel, with seven public terminals including the Intermodal Container Transfer Facility, and to the Ports of Philadelphia, Norfolk, and Wilmington; Kent Narrows is a navigable channel with drawbridge; public and private marinas are located on the Chesapeake Bay, Chester, Corsica and Wye Rivers to provide for recreational boating, sailing and sport fishing

**Air:** Served by Baltimore/Washington International Thurgood Marshall (BWI), Ronald Reagan Washington National, Washington Dulles International, and Philadelphia International Airports; Bay Bridge Airport, Stevensville, offers charter service and has a lighted runway (2900'), instrument approaches, 24-hour fueling, and Jet A on call; rental vehicles available on site

## RECREATION AND CULTURE

**Parks and Recreation:** Dominated by water, the county maintains 20 public landings and 32 public parks totaling 2,942 acres with award-winning nature parks and walking trails located throughout the county; Wye Island Wildlife Refuge Center, Chesapeake Bay Environmental Center, Ferry Point Park and Tuckahoe State Park are wildlife areas set aside with trails, hiking, fishing and water-related activities; Matapeake Public Beach and Clubhouse situated on the Chesapeake Bay is maintained and operated by the county; sports facilities are located at Centreville, Church Hill Park, Grasonville Park, Sudlersville Park and White Marsh; 4H Park is maintained privately; Pintail Point offers skeet and trap shooting

**Golf:** Private golf courses include Queenstown and Wye; Blue Heron Golf Course is owned and maintained by the county

**Cultural:** The arts are supported by the Kent Island Federation of Arts, Queen Anne's County Arts Council, Church Hill Theatre, and Chesapeake College which sponsor annual art shows, artisan festivals, and concerts; the Chesapeake Heritage and Visitor Center, located on Piney Narrows Road in Chester, offers revolving exhibits and access to Ferry Point Park

**Arts & Entertainment District:** Historic Stevensville promotes events and highlights tours of period architecture now occupied with shops and restaurants

**Shopping:** Premium Outlet Mall, antique and specialty stores, and fine dining opportunities

**Events:** Kent Island Days, 1st Saturdays in Historic Stevensville, Paddlepalooza, Queen Anne's County Fair, DrinkMaryland: Centreville-A Maryland Makers Festival, and holiday house tours

## UTILITIES

**Electricity:** Delmarva Power, a subsidiary of Pepco, and Choptank Electric; customers of investor-owned utilities and major cooperatives may choose their electric supplier

**Water:** Public water is supplied by the county in Chester, Grasonville and Stevensville, and by the municipalities of Centreville, Church Hill, Millington, Queenstown and Sudlersville

**Sewer:** Public sewer is county provided in Chester, Grasonville and Stevensville, and by the municipalities of Centreville, Church Hill, Millington, Queenstown, and Sudlersville; infrastructure is planned for Barclay

**Telecommunications:** Comcast provides local cable television service; high-speed internet service providers include Atlantic Broadband, Bay Broadband, Maryland Broadband and Verizon; main fiber optic line extends from the Bay Bridge along Route 50 then north along MD 213; 4G service is available depending upon provider

## GOVERNMENT<sup>11</sup>

**County Seat:** Centreville

**Government:** Five commissioners elected for four-year terms; code home rule government allows for broad local legislative authority

James J. Moran, President, Board of County Commissioners  
410.758.4098

Todd R. Mohn, County Administrator 410.758.4098

**Website:** [www.qac.org](http://www.qac.org)

**County Bond Rating:** Aa1 (Moody's); AAA (Fitch)

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### Sources:

- 1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey
- 2 Maryland Department of Planning
- 3 U.S. Bureau of the Census
- 4 Maryland Department of Labor, Office of Workforce Information and Performance
- 5 U.S. Bureau of Labor Statistics
- 6 Queen Anne's County Department of Economic Development and Tourism
- 7 Maryland Department of Commerce
- 8 Maryland State Department of Education; Maryland Higher Education Commission
- 9 Maryland State Department of Assessments and Taxation; Comptroller of the Treasury
- 10 Maryland Association of Realtors
- 11 Maryland State Archives; Maryland Association of Counties