

Brief Economic Facts

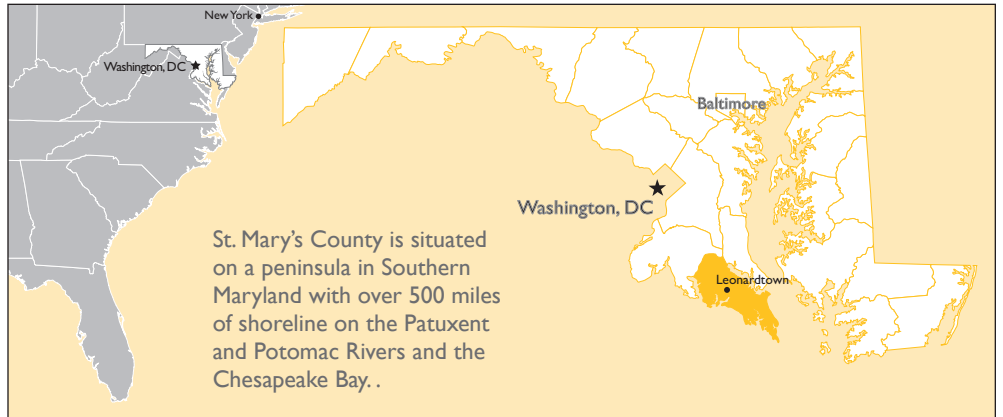
ST. MARY'S COUNTY, MARYLAND

St Mary's County is a world-class center for research, development, testing and evaluation of aviation and uncrewed autonomous systems (UAS) and advanced manufacturing and aircraft modification industries. The county has over 200 technology assets and more aerospace engineers per capita than any place in the country.

As the county's largest employer, the Naval Air Station (NAS) Patuxent River is home to the U.S. Navy's Naval Air Systems Command (NAVAIR) and the Naval Air Warfare Center Aircraft Division (NAWCAD), employing approximately 25,000 military, civilian and contract personnel.

The AeroPark Innovation District has emerged as a major center for innovation and collaboration. Building on existing aviation interests, AeroPark includes education and research facilities as well as residential and retail space. AeroPark is anchored by the St. Mary's County Regional Airport, which recently completed a runway extension to 5,200 feet and Lexington Exchange, a 140-acre site that will encompass more than 600,000 square feet of flex/R&D and retail space at build out. The 20,000 square foot Booz Allen Hamilton Pax River Mission Systems Integration Facility (MSIF), a multi-configurable facility provides a first-of-its-kind space in the region to rapidly design, develop, prototype, integrate, test, and evaluate innovative solutions that address the warfighter's evolving and dynamic needs. The Southern Maryland Autonomous Research and Technology (SMART) Building at University Systems of Maryland at Southern Maryland is an 84,000 square foot academic and research facility also located at AeroPark.

The Offshore Aviation Group is redeveloping the 320-acre Piney Point Terminal into a world class facility for testing uncrewed and crewed air, land, sea, and sub-sea systems.



St. Mary's County is situated on a peninsula in Southern Maryland with over 500 miles of shoreline on the Patuxent and Potomac Rivers and the Chesapeake Bay .

The Carver Community Arts Center & Makerspace project is a dynamic facility providing an innovative 5,000-square-foot space offering expanded opportunities for arts and technology pursuits. The Barns at New Market offers a direct-to-consumer opportunity for food-based businesses paired with a commercial kitchen that serves as an incubator for value-added agriculture and small-scale food manufacturing entrepreneurs.

Private sector industries generate \$4.9 billion in economic output.

With over 500 miles of shoreline, St Mary's offers high-tech jobs in a coastal setting with proximity to major metropolitan areas. St Mary's has one of the youngest populations in Maryland with the median age of 36.5 and one of the strongest economies with the median income of \$123,666

LOCATION

Driving distance from Leonardtown:	Miles	Kilometers
Atlanta, Georgia	613	986
Baltimore, Maryland	81	131
Boston, Massachusetts	477	768
Chicago, Illinois	741	1,192
New York, New York	266	428
Philadelphia, Pennsylvania	177	284
Pittsburg, Pennsylvania	277	446
Richmond, Virginia	95	152
Washington, DC	54	87

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	46.2
Yearly Snowfall (inches)	14.5
Summer Temperature (°F)	75.3
Winter Temperature (°F)	37.6
Days Below Freezing	81.4
Land Area (square miles)	372.5
Water area (square miles)	37.7
Shoreline (miles)	536
Elevation (ft)	sea level to 192

POPULATION^{2,3}

	St. Mary's County Households	St. Mary's County Population	Southern Maryland*	Maryland
2010	37,600	105,151	335,458	5,773,552
2020	41,675	114,687	372,195	6,055,802
2030**	48,450	127,840	407,360	6,254,500

*Calvert, Charles, and St. Mary's counties

**Projections

Selected places population (2020): California 12,947; Lexington Park 13,317; Golden Beach 3,620; Leonardtown 4,745; Mechanicsville 1,724; Charlotte Hall 1,740

POPULATION DISTRIBUTION^{2,3} (2024)

Age	Number	Percent
Under 5yrs	7,025	6.1%
5 - 19 yrs	23,535	20.4%
20 - 44 yrs	39,038	33.9%
45 -64 yrs	29,384	25.5%
65 and over	16,144	14.0%
Total	115,126	100.0%
Median Age		37.2

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LABOR AVAILABILITY^{3,4,5} (BY PLACE OF RESIDENCE)

Civilian Labor Force (2024 avg.)	County	Labor Mkt. Area*
Total civilian labor force	59,590	200,106
Employment	57,971	194,365
Unemployment	1,619	5,741
Unemployment rate	2.7%	2.9%

Residents commuting outside the county to work (2020-2024)	Number	Percent
	11,817	20.0%

Employment in selected occupations (2020-2024)

Occupation	Number	Percent
Management, business, science and arts	30,170	52.7%
Service	7,905	13.8%
Sales and office	8,684	15.2%
Production, transp. and material moving	5,039	8.8%

*St. Mary's, Calvert and Charles counties.

MAJOR EMPLOYERS^{6,7} (2024-2025)

Employer	Product/Service	Employment
Naval Air Station Patuxent River	Military Installation	10,000
MedStar St. Mary's Hospital	Hospital System	1,200
KBR	Logistics, Engr., Oper. Mgmt.	1,000
V2X	Tech. Products, and Services	1,000
Lockheed Martin	Advanced Tech. Systems	675
BAE Systems	Tech. Products and Services	600
GDIT	Engineering, IT, Management	600
Precise Systems	Engineering, IT, Management	600
J.F.Taylor	Systems Engr. and Services	520
St. Mary's College of Maryland	Higher Education	500
Boeing	Aerospace, Engr. Services	450
Booz Allen Hamilton	Consulting, Analytics	425
Resource Management Concepts	Engineering Services	400
Sikorsky	Engineering, Logistics	400
WalMart - California, MD	Systems Engr. and Mgmt.	375
AMEWAS	Aerospace, Engr. Services	370
Northrop Grumman	Engineering Services	325
AVIAN	Engineering Services	315
ManTech	Engineering Services	300
SAIC	Engr. and Mgmt. Services	300
MIL Corp	Cybersecurity	265
Naval Systems Inc. (NSI)	Physical Distr., Logistics	260
Spalding Consulting	Financial and IT Mgmt.	245
Tekla Research	Systems Engr. and Services	210
Sabre Systems	Engineering and IT Services	200
VTG	Systems Engr. and Services	200
Aviation Systems Engineering Company (ASEC)	Systems Engr. and Services	200

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

*Employee counts for federal and military facilities exclude contractors to the extent possible; embedded contractors may be included

EMPLOYMENT⁴ (2024)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	48	10,461	21.3%	2,484
State Government	12	1,133	2.3%	1,221
Local Government	56	4,268	8.7%	1,222
Private Sector	2,068	33,252	67.7%	1,445
Natural resources and mining	25	74	0.2%	785
Construction	252	ND	ND	1,480
Manufacturing	46	343	0.7%	1,435
Trade, Transportation, and utilities	416	6,031	12.3%	836
Information	19	144	0.3%	1,414
Financial activities	156	822	1.7%	1,605
Professional and business services	516	13,808	28.1%	2,056
Education and health services	250	4,958	10.1%	1,359
Leisure and hospitality	224	3,956	8.1%	473
Other Services	164	1,001	2.0%	815
Total	2,185	49,113	100.0%	1,642

Includes civilian employment only

HOURLY WAGE RATES⁴ (2024)

Selected Occupations	Median	Entry	Skilled
Accountants and Auditors	\$45.44	\$30.52	\$56.40
Aerospace Engineers	\$68.49	\$46.31	\$78.45
Assemblers and Fabricators	\$22.82	\$17.50	\$27.10
Bookkeeping Clerks	\$25.26	\$19.67	\$29.73
Computer Hardware Engineers	\$59.03	\$41.86	\$70.34
Network Support Specialists	\$39.90	\$25.79	\$56.07
Computer Systems Analysts	\$48.34	\$32.51	\$59.81
Computer User Support Specialists	\$28.69	\$21.61	\$38.02
Customer Service Representatives	\$18.55	\$16.16	\$23.76
Electrical Engineers	\$60.62	\$43.28	\$70.22
Electronics Engineers, not Computer	\$73.72	\$53.56	\$80.49
Industrial Truck Operators	\$24.00	\$19.49	\$27.89
Information Security Analysts	\$62.21	\$41.87	\$78.61
Inspectors, Testers, Sorters	\$37.06	\$20.98	\$43.34
Laborers and Freight, Hand	\$17.41	\$15.97	\$20.72
Machinists	\$29.22	\$22.78	\$36.64
Maintenance Workers, Machinery	\$22.73	\$20.41	\$38.03
Mechanical Engineers	\$59.84	\$43.34	\$69.03
Packers and Packers, Hand	\$15.05	\$15.00	\$17.94
Secretaries and Admin Assistants	\$23.33	\$17.75	\$29.22
Shipping, Receiving Clerks	\$21.73	\$16.34	\$26.46
Stockers and Order Fillers	\$18.12	\$15.80	\$20.29

Wages are an estimate of what workers might expect to receive in Southern Maryland (Calvert, Charles and St. Mary's counties) and may vary by industry, employer and locality

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SCHOOLS AND COLLEGES^{3,8}

Educational Attainment - age 25 & over (2020-2024)

High school graduate or higher	92.7%
Bachelor's degree or higher	36.5%

Public Schools

Number: 18 elementary; 4 middle/comb.; 3 high; 1 career/tech; 1 charter

Enrollment: 16,581

Cost per pupil: \$17,273

Students per teacher: 15.4

High school career / tech enrollment: 2,426

High school graduates: 1,333

Nonpublic Schools Number: 38

Higher Education (2025)

	Enrollment	Degrees
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2-year institution

College of Southern Maryland*	5,179	2,434
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4-year institutions

St. Mary's College of Maryland	1,646	372
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Johns Hopkins University, University of Maryland College Park, and 5 other institutions offer programs at the University System of Maryland at Southern Maryland.

*Includes four campuses in Calvert, Charles and St. Mary's counties

TAX RATES⁹

	St. Mary's County	Maryland
Corporate Income Tax	none	8.25%

Base – federal taxable income

Personal Income Tax	3.00%	2.0-6.5%
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Base – federal adjusted gross income

*Graduated rate peaking at 6.5% on taxable income over \$1,300,000

Sales & Use Tax	none	6.0%
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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

Real Property Tax	\$0.8478	\$0.1120
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Effective rate per \$100 of assessed value

In an incorporated area, a municipal rate will also apply

Business Personal Prop. Tax	\$2.1195	none
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Rate per \$100 of depreciated value

Exempt – manufacturing, R&D and warehousing inventory (Upon application to the county, a new or expanding firm may be eligible for a tax credit on manufacturing and R&D machinery, equipment, materials and supplies) In an incorporated area, a municipal rate will also apply; municipal exemptions may be available

Major Tax Credits Available

Enterprise Zone, Job Creation, More Jobs for Marylanders, R&D, New Jobs, Biotechnology and Cybersecurity Investment, A&E District. Local tax Incentives – New and Expanding Business Tax Credit and the Property Tax Challenge

INCOME³ (2020-2024)

Distribution	Percent Households		
	St. Mary's Co.	Maryland	U.S.
Under \$25,000	9.0	11.1	14.7
\$25,000 - \$49,999	10.1	12.4	16.7
\$50,000 - \$74,999	10.3	12.8	15.5
\$75,000 - \$99,999	12.2	11.9	12.6
\$100,000 - \$149,999	19.4	18.9	17.5
\$150,000 - \$199,999	15.4	12.5	9.6
\$200,000 and over	23.5	20.3	13.4
Median household	\$119,446	\$103,678	\$80,734
Average household	\$142,976	\$136,642	\$113,530
Per Capita	\$73,314	\$79,259	\$73,204
Total income (millions)	\$6,067	\$322,875	\$14,671,198

HOUSING^{3,10}

Occupied Units 2020-2024 42,436 (73.2% owner occupied)

Housing Transactions (2025)

Units Sold	1,325
Median Selling Price	\$429,900

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

St. Mary's County's development districts include the town of Leonardtown, the Lexington Park area and the AeroPark Innovation District. Industrial and office parks offer development-ready land, furnished office space, manufacturing and workshop floors (some with runway access), fiber-optic lines, public water, sewer, broadband service and natural gas are available in development areas.

The Lexington Park Development District Master Plan calls for mixed-use developments to create a vibrant, walkable downtown environment. Advanced manufacturing, defense technology and defense service companies are clustered in the Lexington Park-California area as well as in the AeroPark Innovation District. Major business parks include: AeroPark, Wildewood Technology Park, Lexington Park Corporate Center, Exploration and Expedition Parks, Willows Run, and St. Mary's Industrial Park.

TechPort is a county-owned commercial facility at Aeropark housing a collaboration with NAVAL-X, Southern Maryland TechBridge at Patuxent River, MD, and NASC to facilitate interaction of Naval Labs, industry, academia and other military branches.

Market Profile Data (2022)

	Low	High	Average
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Land – cost per acre

Industrial	\$12,000	\$471,000	\$156,600
Office/Commercial	\$9,100	\$2,525,600	\$284,500

Rental Rates – per square foot

Warehouse / Industrial	\$8.09	\$10.38	\$9.23
Flex / R&D / Technology	\$10.86	\$13.19	\$12.13
Class A Office	\$18.90	\$20.51	\$19.70

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TRANSPORTATION

Highways: Maryland arteries in the county connect with U.S. 301, I-95 and I-495 (Washington D.C. Beltway)

Rail: The closest rail depot, CSX Transportation, is in adjacent Charles County at Waldorf

Truck: Nearly 60 local and long-distance trucking establishments are located in Southern Maryland

Water: Served by the Port of Baltimore, 50' channel; a leading U.S. automobile and break-bulk port; seven public terminals including the state-of-the-art Intermodal Container Transfer Facility; 81 miles from Leonardtown

Air: Served by Baltimore/Washington International Thurgood Marshall Airport (BWI), Washington Dulles International Airport and Ronald Reagan Washington National Airport; St. Mary's County Regional Airport (www.stmarysmd.com/dpw/airport-operations) is available for private planes; 4150' runway

RECREATION AND CULTURE

Parks: Five state parks and 22 county parks, two year-round pools, boat ramps, beaches, fishing piers, tennis courts, picnic facilities, playgrounds, a skate park, and a disc golf course.

Recreation and Leisure: Boating, sailing, fishing, camping, hiking, cycling, paddling trails, golf courses, and three motor sports venues; waterside restaurants and marinas dot the county's miles of shoreline; historic Leonardtown, the county seat, with a Main Street designation and an Arts and Entertainment District featuring a variety of shops, galleries, restaurants, a waterfront park and a winery. St. Mary's is in the planning phase for the Chesapeake Bay Passenger Ferry Service which will promote tourism in the County and throughout the Chesapeake region.

Sports and Athletics: Team sports include soccer, basketball, roller hockey, lacrosse, football, and baseball; sports venues include a gymnastics center, four county recreation centers, and a variety of public parks with sports fields.

Attractions: St. Clement's Island, site of Maryland's founding; Historic St. Mary's City, Maryland's first capital and one of the nation's premier archaeological and outdoor living history museums; Point Lookout Lighthouse, Blackstone Lighthouse, Point No Point Lighthouse and Piney Point Lighthouse, the oldest lighthouse on the Potomac River; 18th-century Sotterley Plantation; and Patuxent River Naval Air Museum.

Arts & Entertainment District: Leonardtown

Events: Over 50 festivals and fairs include the River Concert Series, Crab Festival, County Fair, Blessing of the Fleet, Oyster Festival/National Oyster Shucking Championships, and Wine Festival For more information, visit www.VisitStMarysMd.com.

UTILITIES

Electricity: Southern Maryland Electric Cooperative; customers of investor-owned utilities and major cooperatives may choose their electric supplier. A commercial solar project is currently in the planning process that will generate an additional 2MW of power.

Gas: Natural gas is available from Washington Gas; customers may choose their gas supplier; propane is available from Burch Propane and Taylor Gas Co.

Water and Sewer: St. Mary's County Metropolitan Commission serves greater Lexington Park-Hollywood area and Piney Point; municipal system serves Leonardtown.

Telecommunications: Local carrier is Verizon Maryland; cable internet or broadband service is available from Breezeline or Comcast; Long distance carriers include AT&T, T-Mobile, Verizon and others

GOVERNMENT

County Seat: Leonardtown

Government: Five commissioners elected for four-year terms; commissioner form of government limits county legislative power to areas authorized by the General Assembly
James R. Guy, President, Commissioners of St. Mary's County
301.475.4200, ext. 1350

David Weiskopf, County Administrator 301.475.4200, ext. 1321

Website: <https://www.stmaryscountymd.gov>

County Bond Rating: AA+ (S&P); Aa1 (Moody's); AAA (Fitch)
St. Mary's County Department of Economic Development
Cynthia Greb, Director

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www.yesstmarysmd.com

Sources:

1 National Oceanic and Atmospheric Administration (1981-2010 normals); Maryland Geological Survey

2 American Community Survey

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 St. Mary's County Department of Economic Development

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