

Brief Economic Facts

WASHINGTON COUNTY, MARYLAND

Washington County, Maryland is a busy and growing industrial and transportation hub in the Mid-Atlantic. With Interstates 81, 70, and 68, plus strong rail access, companies can easily reach major markets. The Hagerstown Regional Airport adds even more connectivity with a fully equipped airfield and the second-longest commercial runway in Maryland.

Hagerstown, the county seat and main business center, is the sixth-largest city in the state and just a quick drive from both Baltimore and Washington, D.C. The county's private sector generates nearly \$10 billion each year, supported by major employers such as Meritus Health, Volvo Group, Amazon, Hagerstown Community College, Tractor Supply Co., Fiserv, The Bowman Group, FedEx Ground, The ARC of Washington County, Sierra Nevada Corp., and Hitachi Rail.

With more than twenty industrial, technology, and business parks, Washington County gives companies plenty of room to expand. Businesses also benefit from Foreign Trade Zone #255 and a 10-year tax credit through the Enterprise Zone.

Recent major investments include Jamison Door Co.'s \$65 million



expansion, New Cold's \$250 million distribution center, and Lifetime Brands' \$59 million logistics facility.

Tourism thrives here too, with popular attractions such as Antietam National Battlefield, Fort Frederick State Park, the Jonathan Hager House, Hagerstown City Park, the Maryland Theatre, and the iconic Flying Boxcars baseball at Meritus Park.

LOCATION

Driving distance from Hagerstown:	Miles	Kilometers
Atlanta, Georgia	642	1,134
Baltimore, Maryland	71	114
Boston, Massachusetts	451	725
Chicago, Illinois	614	987
New York, New York	239	384
Philadelphia, Pennsylvania	152	245
Pittsburg, Pennsylvania	156	250
Richmond, Virginia	164	264
Washington, DC	68	109

CLIMATE AND GEOGRAPHY¹

Yearly Precipitation (inches)	41.1
Yearly Snowfall (inches)	20.6
Summer Temperature (°F)	72.8
Winter Temperature (°F)	32.5
Days Below Freezing	117
Land Area (square miles)	455
Water Area (square miles)	12.1
Elevation (ft)	250 to 2,140 (primarily 500 to 800)

POPULATION^{2,3}

	Washington County Households	Washington County Population	Western Maryland*	Maryland
2010	55,675	147,430	235,750	5,773,552
2020	57,325	151,146	250,055	6,055,802
2030**	62,275	155,680	267,300	6,254,500

*Allegany, Garrett, and Washington counties

**Projections

Selected places population (2020): Hagerstown 43,487; Halfway 11,896; Robinwood 7,397; Fountainhead-Orchard Hills 6,189; Boonsboro 3,789; Maudslandville 2,148

POPULATION DISTRIBUTION^{2,3} (2024)

Age	Number	Percent
Under 5yrs	8,525	5.5%
5 - 19 yrs	28,734	18.5%
20 - 44 yrs	49,459	31.8%
45 - 64 yrs	40,838	26.2%
65 and over	28,153	18.1%
Total	155,709	100.0%
Median Age		40.7

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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	69,824	109,145
Employment	67,499	105,241
Unemployment	2,325	3,904
Unemployment rate	3.3%	3.6%
Residents commuting outside the county to work (2020-2024)	Number	Percent
	22,464	31.8%
Employment in selected occupations (2020-2024)		
Management, business, science and arts	28,524	40.0%
Service	11,454	16.0%
Sales and office	14,311	20.0%
Production, transp. and material moving	10,103	14.2%

*Allegany, Garrett, and Washington counties

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

Employer	Product/Service	Employment
Meritus Health	Health care services	4,400
FedEx Ground	Local freight trucking	2,654
Volvo Group	Diesel engines and transmissions manufacturing	1,836
	Freight trucking and logistics	
Amazon		1,200
FiServ	Financial services	993
The Bowman Group	Hospitality, logistics	861
Hagerstown Community College	Higher education	813
A.C.&T. Co.	Fuel distribution and land development	608
Staples	Office supply retail/distribution	597
Walmart	Warehouse club/supercenter	565
ARC of Washington County	Social/medical services	552
Moore RMG	Mail order processing	545
Sierra Nevada Corp.	Aircraft maintenance manufacturing	450
Hitachi Rail	Railcar manufacturing	436
Giant Food Stores / Martin's Food Markets	Grocery retail	420
Dot Foods, Inc.	Food distribution and logistics	400
	Grocery retail	
Weis Markets		400
Lehigh Phoenix	Printed book covers manufacturing	360
JLG Industries	Mobile aerial work platforms manufacturing	300

Excludes post offices, state and local governments, national retail and national foodservice

EMPLOYMENT⁴ (2024)

Industry	Estab-lishments	Annual Avg. Empl.	Empl. %	Avg. Wkly. Wage
Federal Government	41	634	1.0%	1,959
State Government	12	1,749	2.7%	1,856
Local Government	64	6,307	9.8%	1,132
Private Sector	3,587	55,515	86.5%	1,086
Natural resources and mining	42	280	0.4%	1,012
Construction	338	ND	ND	1,207
Manufacturing	162	6,690	10.4%	1,488
Trade, Transportation, and utilities	883	16,904	26.3%	915
Information	48	533	0.8%	1,524
Financial activities	310	2,619	4.1%	1,568
Professional and business services	584	5,821	9.1%	1,177
Education and health services	505	10,706	16.7%	1,292
Leisure and hospitality	405	6,122	9.5%	482
Other Services	309	2,781	4.3%	843
Total	3,704	64,206	100.0%	1,120

Includes civilian employment only

HOURLY WAGE RATES⁴ (2024)

Selected Occupations	Median	Entry	Skilled
Accountants and Auditors	\$34.43	\$24.71	\$44.55
Assemblers and Fabricators	\$22.72	\$16.62	\$26.70
Biological Technicians	\$26.30	\$18.34	\$27.54
Bookkeeping Clerks	\$22.88	\$17.70	\$26.83
Network Support Specialists	\$35.90	\$23.55	\$49.16
Computer Systems Analysts	\$48.88	\$30.60	\$56.28
Computer User Support Specialists	\$23.93	\$19.36	\$30.10
Customer Service Representatives	\$17.61	\$15.30	\$21.83
Electrical Engineers	\$48.56	\$30.90	\$56.37
Industrial Truck Operators	\$19.60	\$18.01	\$22.91
Information Security Analysts	\$55.65	\$33.90	\$71.45
Inspectors, Testers, Sorters	\$24.36	\$16.08	\$29.10
Laborers and Freight, Hand	\$18.75	\$15.39	\$20.93
Machinists	\$27.43	\$21.30	\$32.47
Maintenance Workers, Machinery	\$28.43	\$20.49	\$30.58
Mechanical Engineers	\$48.95	\$35.69	\$58.68
Packaging Operators and Tenders	\$17.79	\$16.08	\$20.86
Packers and Packagers, Hand	\$17.13	\$15.09	\$18.64
Secretaries and Admin Assistants	\$21.36	\$16.90	\$25.33
Shipping, Receiving Clerks	\$21.99	\$17.14	\$23.29
Stockers and Order Fillers	\$17.49	\$15.17	\$19.19

Wages are an estimate of what workers might expect to receive in Western Maryland (Allegany, Garrett and Washington 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	88.6%
Bachelor's degree or higher	24.1%

Public Schools

Number: 25 elementary; 8 middle/comb.; 7 high;
Enrollment: 22,594
Cost per pupil: \$17,167
Students per teacher: 14.3
High school career / tech enrollment: 3,719
High school graduates: 1,771

Nonpublic Schools Number: 26

Higher Education (2025)	Enrollment	Degrees
2-year institution		
Hagerstown Community College	5,235	740

Other Opportunities: The University System of Maryland at Hagerstown (USMH) partners with University System of Maryland (USM) institutions to provide affordable, regional programmatic offerings at the undergraduate and graduate levels that create socioeconomic mobility for students, meet workforce needs, and contribute to the economic vitality of the region.

TAX RATES⁹

	Washington County	Maryland
Corporate Income Tax	none	8.25%
Base – federal taxable income		
Personal Income Tax	2.95%	2.0-6.5%
Base – federal adjusted gross income		
*Graduated rate peaking at 6.5% on taxable income over \$1,300,000		
Sales & Use Tax	none	6.0%
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	\$0.9280	\$0.1120
Effective rate per \$100 of assessed value		
In an incorporated area, a municipal rate will also apply		
Business Personal Prop. Tax	\$2.32	none
Rate per \$100 of depreciated value		
Exempt – manufacturing and R&D machinery, equipment, materials and supplies; manufacturing, R&D and warehousing inventory. In an incorporated area, a municipal rate may 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

INCOME³ (2020-2024)

Distribution	Percent Households		
	Washington County	Maryland	U.S.
Under \$25,000	14.5	11.1	14.7
\$25,000 - \$49,999	17.4	12.4	16.7
\$50,000 - \$74,999	16.2	12.8	15.5
\$75,000 - \$99,999	14.1	11.9	12.6
\$100,000 - \$149,999	18.1	18.9	17.5
\$150,000 - \$199,999	9.9	12.5	9.6
\$200,000 and over	9.9	20.3	13.4
Median household	\$77,747	\$103,678	\$80,734
Average household	\$99,335	\$136,642	\$113,530
Per Capita	\$59,536	\$79,259	\$73,204
Total income (millions)	\$5,942	\$322,875	\$14,671,198

HOUSING^{3,10}

Occupied Units (2020-2024) 59,818 (66.8% owner occupied)

Housing Transactions (2025)

Units Sold	1,552
Median Selling Price	\$320,000

*All multiple listed properties excludes auctions and FSBO

BUSINESS AND INDUSTRIAL PROPERTY⁶

Washington County is packed with opportunity, with nearly 20 industrial, technology, and business parks, most clustered around Hagerstown and Williamsport, right where I-70 and I-81 meet. In other words, if convenience were a sport, we'd medal. The county also has more than 5,000+ acres ready for commercial and industrial development, giving businesses plenty of elbow room to grow.

The Hagerstown/Washington County Enterprise Zone covers 4,946.5 acres and offers tax incentives for companies that invest and create jobs. Our Job Creation and Capital Real Property Tax Credit Program can provide 3 to 15 years of tax relief—because we like to reward investment and job creation.

Washington County is also home to Foreign Trade Zone (FTZ) #255, operating under the Alternative Site Framework. That means faster approval times and the ability to extend FTZ benefits to companies outside the county. Businesses in the FTZ can defer, reduce, or even eliminate customs duties, which is a polite way of saying we help them stay globally competitive without jumping through unnecessary hoops.

Business Incubator

David W. Flether Incubator + Labs @ Hagerstown Community College

Warehouse / Industrial	\$5.00	\$18.00	\$9.00
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TRANSPORTATION

Highways: I-81, I-70, I-68, U.S. 40 and U.S. 11

Rail: CSX Transportation, and Norfolk Southern Railway

Truck: 130 local and long-distance trucking establishments are located in Western 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

Air: Hagerstown Regional Airport offers scheduled passenger, freight, and express service; 3160' and 7000' runways

RECREATION AND CULTURE

Recreation: Black Rock Golf Course; Hagerstown Ice & Sports Complex; Class A professional baseball; hiking on the Appalachian Trail; biking and hiking on the Chesapeake & Ohio (C&O) Canal towpath; swimming in a mountain lake at Greenbrier State Park; seasonal recreation available at nearby Whitetail Ski Resort.

Historical: Antietam National Battlefield, the site of the pivotal 1862 Civil War clash in Maryland, preserving the hallowed ground where intense fighting halted the first Confederate invasion of the North, fundamentally altering the course of the war. Chesapeake & Ohio National Historical Park, Fort Frederick State Park; and Jonathan Hager House and Museum.

Cultural: Washington County hosts a full calendar of festivals and community celebrations throughout the year, including the National Pike Festival and James Shaul Wagon Train, Memorial Day parades, Hagerfest Music & Arts Festival and the National Mural Awards. The county is also gearing up for Washington County and America's 250th Celebration on July 4. Additional favorites include Music in the University System of Maryland-Hagerstown Plaza, the Hagerstown Hispanic Festival, and the always popular Augustoberfest.

Arts & Entertainment District: The Arts & Entertainment (A&E) District is located in downtown Hagerstown and is home to the Maryland Theatre which offers year-round performances and events, including Maryland Symphony Orchestra concerts; artist space and lofts are available in the A&E District; a diverse selection of restaurants and shops are accessible.

Attractions: Washington County offers a wide mix of attractions, from artisan, farmers, and specialty markets to the Crystal Grottoes Caverns, the legendary Hagerstown Speedway, Hagerstown Field House, and the Hagerstown Flying Boxcars baseball at Meritus Park. Visitors can explore various shopping centers, stroll across 21 historic stone arch bridges, and enjoy nearly 20 local craft beverage makers, including wineries, distilleries, and breweries

Events: Alsatia Mummers Parade; Miss Maryland Pageant; New Year Celebration and Donut Drop; Salute to Independence Celebration at Hagerstown Community College, Washington County Ag Expo & Fair; Western Maryland Blues Fest; Wings and Wheels Event.

UTILITIES

Electricity: Potomac Edison, a First Energy company, serves the county; City of Hagerstown's Electric Division distributes electricity to many parts of the city; customers of investor owned utilities may choose their electric supplier

Gas: Natural gas supplied by Columbia Gas of Maryland, Inc.; customers may choose their gas supplier

Water: Municipal or county systems serve Boonsboro, Clear Spring, Funkstown, Hagerstown, Hancock, Keedysville, Sharpsburg, Smithsburg and Williamsport

Sewer: Municipal or county systems in Boonsboro, Clear Spring, Funkstown, Hagerstown, Hancock, Highfield, Keedysville, Sharpsburg, Smithsburg and Williamsport; publicly-owned industrial pretreatment facility provides treatment and disposal of non-regulated liquid waste for businesses

Telecommunications: Predominant local carrier, Verizon Maryland, provides state-of-the-art infrastructure, including digital, fiber optic, wireless data and cellular technologies. In addition to other traditional wireless and wired technology providers, Antietam Broadband, Future Broadband, and Point Broadband are rolling out reliable, direct fiber connections; no data caps, high bandwidth, symmetrical download and upload, and up to 1 Gbps

GOVERNMENT

County Seat: Hagerstown

Government: Five commissioners elected at large for four-year terms; commissioner form of government

John Barr, President, Board of County Commissioners
240.313.2200

Michelle Gordon, County Administrator 240.313.2216

Website: www.washco-md.net

County Bond Rating: AA+ (S&P); Aa1 (Moody's); AA+ (Fitch)

Washington County Department of Business and Economic Development

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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 Washington County Department of Business 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