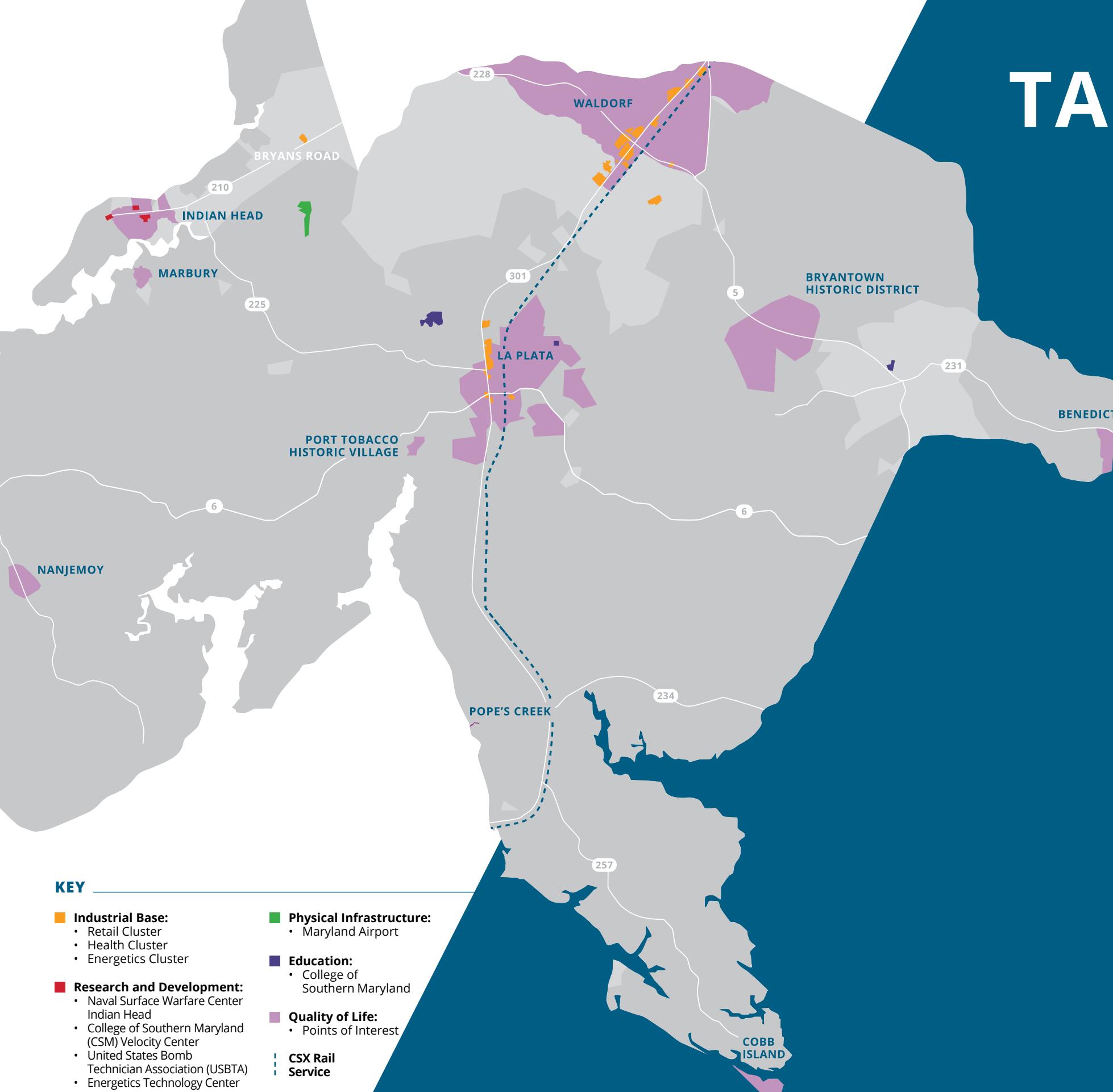


# CHARLES COUNTY ASSET INVENTORY

Prepared in 2023 by the Charles County  
Economic Development Department



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# INTRODUCTION

*The Charles County Economic Development Department has prepared this asset inventory to add perspective and serve as a knowledge base for strategic planning. Asset mapping is a critical first step in marshaling the resources the county can leverage to support integrated workforce and economic development initiatives.*

An asset is inherently an item of value. Each region possesses a distinct set of tangible and intangible assets to further its economic and workforce development ambitions. While these resources might not necessarily offer an edge over other regions with analogous objectives, they delineate the scope of measures a region can adopt to enhance its economic position.

At its core, asset mapping equips county leaders with a catalog of vital resources suitable for developmental initiatives. This method grants a profound insight into the networks and cultural dynamics driving the county's economic landscape. Additionally, it highlights "gap" zones necessitating further investment and establishes a foundation to measure subsequent strides toward prosperity. Undertaking such endeavors demands extensive research to evaluate the influence of the county's human, financial, institutional, and natural assets on the innovation and production propelling local economies.

*As local, regional, and global competition for innovative firms and people increases, asset mapping serves several purposes:*

## RESOURCE IDENTIFICATION

Mapping allows the region's leadership to identify the resources that can be utilized to support development initiatives. Too often, visionary economic or workforce development efforts begin without a complete understanding of the local asset base. A mismatch between strategy and assets can severely diminish the potential impact of an economic development initiative.

## FOUNDATION FOR STRATEGIC PLANNING AND IMPLEMENTATION

Asset mapping can either lay the foundation for developing a new strategic plan or enable the realignment of existing efforts. The initial asset map provides a region with a baseline against which to measure progress over time.

## DEEPENED UNDERSTANDING OF KEY SYSTEMS AND LINKAGES

The asset mapping process leads to a deeper understanding of how institutions interact with each other and entities outside the region. With a new perspective on well-established institutions, county leaders can more accurately assess the institutions' current value to the economy. Leaders can also identify ways to strengthen institutions, build linkages between them, and improve the county's innovation system.

## CATALYST FOR PARTNERSHIP

Asset mapping aggregates the knowledge possessed by a few individuals and makes it available to others who may conceive of new ways to leverage the assets.

## MOTIVATIONAL TOOL FOR IMPLEMENTATION

The process of creating the asset inventory can have a positive effect in engaging community members in the county's economic development efforts.



In essence, the asset mapping initiative in Charles County represents more than a compilation of resources—it serves as a foundational tool guiding the trajectory of the county's development. By methodically identifying strengths, potential areas for growth, and understanding the intricate nexus of inter-institutional interactions, the county is better positioned to navigate economic challenges and opportunities.

# INDUSTRIAL BASE



## MAJOR EMPLOYERS

Employer	2023	Product/Service
Naval Support Facility (NSF) Indian Head	4,197	Military Installation
Charles County Board of Education	3,918	Public Education
Charles County Government	1,923	Local Government
College of Southern Maryland	832	Higher Education
University of Maryland Charles Regional Medical Center	767	Medical Services
Walmart/Sam's Club	637	Retail
Southern Maryland Electric Cooperative (SMECO)	507	Energy Products and Services
Safeway	465	Retail
Waldorf Chevy/Cadillac, Honda, Ford, Toyota/Scion, Dodge	455	Retail
Target	400	Retail
MedStar Shah	400	Medical Services
Chick-fil-A	336	Restaurants
ADJ Sheet Metal	316	Metals / Manufacturing
Lowe's	310	Retail
Amazon	300	Distribution
Kaiser Permanente**	300	Medical Services
Genesis Health Care Waldorf/La Plata Center	259	Nursing Care
Darden Restaurants	201	Restaurants
Sage Point Senior Living Services	198	Nursing Care
McDonald's	197	Restaurants
The Wills Group	180	HQ/Fuel Distribution & Marketing
Home Depot (mostly PT employees)	174	Retail
Recovery Center of America	167	Medical Services
Keller Transportation	156	Bus Transportation
Spring Dell Center	144	Services -Dev. Disabled Individuals
Bloomin' Brands	141	Restaurants
Community Bank of The Chesapeake	128	Banking
Panera Bread	117	Restaurants
Cracker Barrel Old Country	114	Restaurants
BJ's Wholesale Club	111	Retail
CHUTES International	110	Construction Services
Best Buy	108	Retail
Modern Door	80	Manufacturing
Reliable Contracting	60	Construction Services
Automated Graphic Systems	56	Print/Marketing Communications

\* number represents Federal, Military, and Contractor employees

\*\* future employment supporting use project and future employment numbers

Source: Charles County Department of Economic Development, 2023

## RETAIL CLUSTER

**15,130** EMPLOYED WORKERS

*The largest industry in Charles County.*

**10 million** SQ FEET

*Accounted retail space, most of which is located along the U.S. 301 corridor.*

For the purposes of this report, retail includes the following subcategories: general merchandise; food stores; apparel & accessory stores; home improvement; auto dealers, gas stations, auto aftermarket; furniture & home furnishings; miscellaneous retail; and food and beverage establishments.

### RETAIL CENTERS

#### St. Charles Town Center

11110 Mall Circle, Waldorf

Square Footage: 1,121,428

Major Anchors: Macy's, Kohl's, Dick's Sporting Goods

#### The Shops at Waldorf Center

3022 Festival Way, Waldorf

Square Footage: 486,780

Major Anchors: PetSmart, Ulta Beauty, LA Fitness

#### St. Charles Towne Plaza

1170 Smallwood Drive, Waldorf

Square Footage: 407,254

Major Anchors: Shoppers Food Warehouse, Big Lots, Value City Furniture, Shoppers (formerly)

#### Waldorf Marketplace

3051 Waldorf Market Place, Waldorf

Square Footage: 390,981

Major Anchors: Safeway, TJ Maxx, Office Depot, HomeGoods, DSW

#### Waldorf Shoppers World

3230-3340 Crain Highway, Waldorf

Square Footage: 287,866

Major Anchors: Bed, Bath, & Beyond, Chipotle, Sports Authority

#### Rosewick Crossing

200 Rosewick Road, La Plata

Square Footage: 280,199

Major Anchors: Giant Foods, Lowes

#### La Plata Plaza

30-40 Shining Willow Way, La Plata

Square Footage: 249,136

Major Anchors: Safeway, Target

#### Bryans Road Town Center

3041-3129 Marshall Hall Road,

Bryans Road

Square Footage: 176,426

Major Anchors: Safeway (formerly)

#### Smallwood Village Center

11 Village Street, Waldorf

Square Footage: 164,488

Major Anchors: Safeway, CVS, Family Dollar

#### Charles County Plaza

3219-3281 Plaza Way, White Plains

Square Footage: 163,237

Major Anchors: Giant Foods, Pier 1 Imports, Planet Fitness

#### La Plata Shopping Center

6505-6655 Crain Highway, La Plata

Square Footage: 75,000

Major Anchors: Dollar Tree, ACE Hardware, KFC, Starbucks, Outback Steakhouse, World Gym

#### Pinefield South Shopping Center

2056-2112 Crain Highway, Waldorf

Square Footage: 71,400

Major Anchors: Dollar General, Subway

#### Blair Retail Center

3307-3317 Crain Highway, Waldorf

Square Footage: 69,000

Major Anchors: MOM's Organic Market, Gold's Gym, Bob Evans, Longhorn Steakhouse

#### Waldorf Park

3716-3728 Crain Highway, Waldorf

Square Footage: 35,935

Major Anchors: Chick-fil-A, Starbucks

#### Heritage Green Development (in progress)

St. Charles Parkway and Rosewick Road

#### Waldorf Station (in progress)

U.S. Route 301 At U.S. Route 5, Waldorf



## HEALTHCARE CLUSTER

*The healthcare services sector in Charles County comprises*

**357** BUSINESSES

**4,088** EMPLOYMENT ESTIMATE

*As this sector experiences growth, it consistently broadens the range of services available to county residents. Prominent healthcare providers, including MedStar and Kaiser Permanente, either already have a strong presence in the county or are in the process of establishing notable facilities. Further details on major healthcare providers are provided below.*

The 109-bed **University of Maryland Charles Regional Medical Center** (UM Charles Regional Medical Center and UM CRMC) is located in the Town of La Plata. It is Charles County's acute care hospital. UM CRMC offers various services, including emergency and urgent care and a critical care intensive care unit (ICU).

Under the same banner is the **University of Maryland Specialty Care at Waldorf** facility, which has five examination rooms and offers consultations and minor office procedures for various surgical services. Pre- and post-op visits are held at the Waldorf location, and surgeries are performed at the UM CRMC.

The **University of Maryland Charles Regional Medical Group** also has a primary care facility in Bryans Road. The Bryans Road Primary Care office provides a full range of preventive care and checkups for patients ages 17 and up, such as annual physicals, diagnosis and treatment of chronic illnesses, disease prevention, vaccinations, and sports physicals.

The **MedStar Shah Medical Group** has developed two ambulatory medical office buildings in Charles County to house its expanding operations. The main building is a 51,000-square-foot, three-story facility that will replace an existing building at 10 Saint Patrick's Drive in Waldorf. The second building will be a new 20,000-square-foot facility to be constructed in the Waldorf Technology Center at Berry Road and U.S. 301. A third 48,000-square-foot building at the southwest quadrant of Billingsley Road and U.S. 301 is nearly complete.

Medical services and operations include, but are not limited to, primary care, cardiology, outpatient surgery, sleeping disorders, and phlebotomy. The three-story main building will also contain a pharmacy.

In December 2020, **Kaiser Permanente** announced plans to develop a \$100 million medical center in Waldorf – a strategic location geographically centered to its customer base. The health system plans to build a multi-phase medical center on a 23-acre parcel, with the first phase to open in 2025. The facility will be approximately 100,000 square feet and employ about 300 medical personnel.

The fully integrated medical center will include primary and specialty care, as well as 24/7 advanced urgent care. A full complement of ancillary departments, including pharmacy, clinical lab, and diagnostic imaging, will support these clinical services.

# ENERGETICS CLUSTER

*Energetics is a relatively small subsector of the Professional, Scientific and Technical Services industry sector, and is applied widely in national defense. Energetic materials (EMs) are types of special matter that store high energy and can release high amounts of energy easily.*

EMs mainly include explosives, propellants, and pyrotechnics. The Naval Surface Warfare Center Indian Head's (NSWC IH) mission is to research, develop, test, evaluate, and produce energetics and energetic systems for U.S. fighting forces. The NSWC IH is a billion-dollar business, and the DoD's largest full-spectrum energetics facility and the Navy's energetic enterprise leader.

In 2022, NSWC saw the completion of key infrastructure restoration and modernization projects with the objective of increasing their critical capabilities to produce the energetic products U.S. fighting forces need in the ongoing strategic competition with peer competitors on the global stage. Furthermore, in conjunction with the National Armaments Consortium (NAC), NSWC IH hosted two successful Naval Energetic Systems and Technologies (NEST) Other Transaction Agreement (OTA) collaboration events in January and June. NSWC IH's recent authority to establish the NEST OTA, allows the command to enter a contract outside Federal Acquisition Regulations with nontraditional defense contractors.

In March of 2023, NSWC IH announced a new public-private partnership (P3) agreement with X-Bow Launch Systems Inc. Under this 20-year agreement, the two organizations will work together to develop, qualify and manufacture propulsion systems for current and future commercial and warfighter needs. The manufacturing activities will be performed at NSWC IH's existing industrial plant complexes.



# COMMERCIAL SECTOR MARKET CONDITIONS



OFFICE



RETAIL



INDUSTRIAL

## OFFICE

This section details the inventory and market characteristics within the commercial office real estate sector, emphasizing spaces for lease. Office buildings are typically categorized under three classifications: Class A, Class B, and Class C.



**Class A** office buildings represent the newest and highest quality buildings in their market. They are generally the best-looking buildings with the best construction and possess high-quality building infrastructure. Class A buildings are well-located, accessible, and professionally managed. As a result, they attract the highest quality tenants and command the highest rents. The 60,000-square-foot Class A office building in White Plains Corporate Business Park shown below was delivered in late 2017.



Examples of these styles can be seen in the subsequent images.



**Class C** represents the lowest classification of office buildings. These are older buildings often located in less desirable areas. Typically, Class C buildings are often in need of extensive renovation. Architecturally, these buildings are the least desirable because their infrastructure and technology often need updating. As a result, Class C buildings have the lowest rental rates, take the longest time to lease, and are often targeted as re-development opportunities. Class C spaces typically consist of repurposed dwelling units, frequently used as single-tenant professional offices.

## OFFICE MARKET CHARACTERISTICS YEAR END 2022

Type	Total RBA*	Vacancy	Market Rent
Class A	150,349	0.0%	\$39.87
Class B	1,340,867	8.2%	\$24.89
Class C	1,308,068	5.7%	\$23.75
Total	2,799,284	6.6%	\$25.16

\* RBA = rentable building area  
Source: CoStar; Charles County Economic Development Department

## RETAIL

The term “retail” typically refers to selling goods, merchandise, or services from a fixed location, like a shopping center or a standalone store. Retail can be broadly categorized into two main types based on the building layout. First, there’s **general retail**, characterized by freestanding, single-tenant commercial buildings accompanied by parking. Second, there are **shopping centers**, which represent the majority of retail development in the United States. For the context of this inventory, the shopping centers are divided into five basic types, which are summarized as follows:

 **Malls**, or super-regional shopping centers, offer an extensive variety of general merchandise, apparel, furniture, and home furnishings, as well as services and recreational facilities. They are built around three or more full-line department stores, each at least 75,000 square feet. The typical size of a super-regional center is about 1 million square feet of gross leasable area (GLA). In practice, the size can range from approximately 500,000 to more than 1.5 million square feet. Super regional centers have been typified by enclosed malls for over the past 30 years. But, over the past decade, they have been trending toward open-air “town centers.” The St. Charles Towne Center is a super-regional shopping center in an enclosed mall format.

 **Power Centers** are among the largest retail properties, typically featuring three or more big-box retailers such as Home Depot, Target, and Walmart. Various smaller retailers are usually clustered together in a community shopping center configuration. Power centers are typically made up of multiple large buildings that are one-level, rectangular structures with surface parking in the front and merchandise loading areas in the back.

The following table summarizes the retail space inventory of for-lease properties.

## RETAIL MARKET CHARACTERISTICS YEAR END 2022

Type	Total RBA*	Vacancy	Market Rent
Malls	1,104,528	18.2%	\$28.23
Power Center	1,139,069	14.7%	\$29.77
Neighborhood Center	1,862,789	4.2%	\$23.45
Strip Center	762,694	2.1%	\$22.19
General Retail	4,175,597	1.3%	\$21.60
<b>Total</b>	<b>2,799,284</b>	<b>5.7%</b>	<b>\$25.16</b>

## INDUSTRIAL

CoStar categorizes leasable industrial buildings under three classifications: logistics, specialized industrial, and flex.

 **Logistics** comprises the warehouse/distribution industrial subsector. A prime example of this in Charles County is the Amazon Last Mile Distribution center, which, at 190,000 square feet, accounts for approximately two-thirds of the county’s logistics space.

 **Specialized Industrial** space accommodates myriad uses, including light manufacturing and processing.

 **Flex** buildings are designed to be versatile. They can be used in combination with office, research and development, quasi-retail sales, and, in certain cases, production, warehouse, and distribution purposes. The majority of flex buildings are built to lease.

The following table summarizes the retail space inventory of for-lease properties.

## INDUSTRIAL MARKET CHARACTERISTICS YEAR END 2022

Type	Total RBA*	Vacancy	Market Rent
Logistics	2,910,665	7.2%	\$13.66
Specialized Industrial	332,438	5.1%	\$14.63
Flex	808,571	2.7%	\$14.97
<b>Total</b>	<b>4,051,674</b>	<b>6.1%</b>	<b>\$14.00</b>

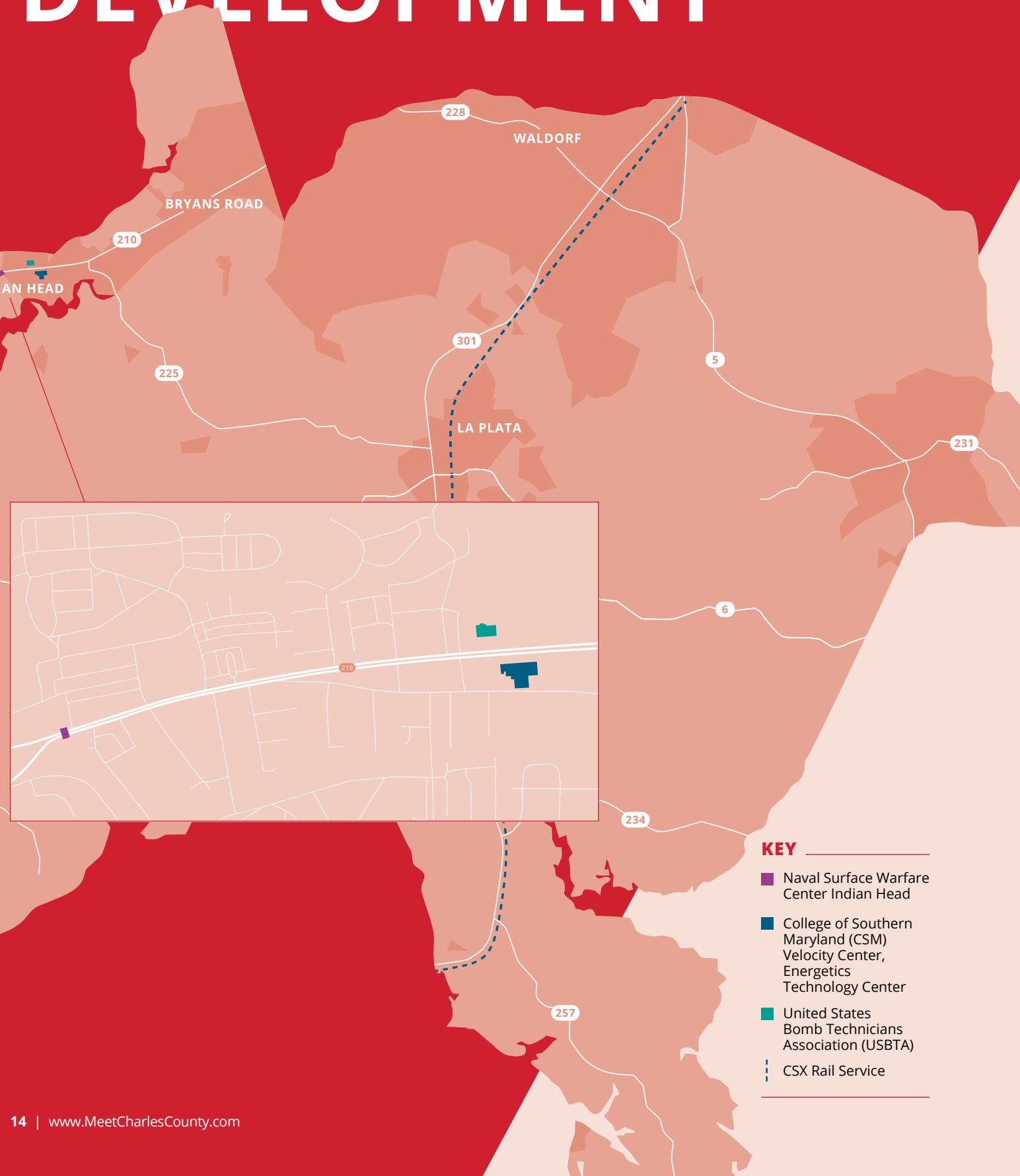
\* RBA = rentable building area  
Source: CoStar; Charles County Economic Development Department

*Numerous prominent department and home improvement stores own their properties, rendering them non-leaseable. In Charles County, this includes brands such as Macy’s, Walmart, Target, Sam’s Club, Home Depot, and Lowes. Owner-occupied stores that have closed in recent years and vacated their space include Sears, HH Gregg, and Modell’s. Single-owner, non-leaseable retail spaces make up about 1.4 million square feet in total, with 260,740 square feet currently unoccupied.*

\* RBA = rentable building area  
Source: CoStar; Charles County Economic Development Department



# RESEARCH and DEVELOPMENT



## NAVAL SURFACE WARFARE CENTER INDIAN HEAD

The Naval Surface Warfare Center Indian Head (NSWC IHD) is a research and development facility operated by the U.S. Department of Defense (DoD). NSWC IHD's mission is to research, develop, test, evaluate, and produce energetics and energetic systems for the U.S. Armed Forces. Energetics are a mix of chemicals that go into everything from missiles to mines to ejection seats for aircraft. The NSWC IHD is a billion-dollar business. As the DoD's largest full-spectrum energetics facility and the Navy's energetic enterprise leader, NSWC IHD employs a primarily Maryland-based workforce of nearly 2,700 people: A workforce composed of 900 scientists and engineers, approximately 100 Ph.D. graduates, and over 300 employees with both a Ph.D. and Master's degree.



(301) 744-6505 – Public Affairs  
nswc.ihd.pao@navy.mil  
www.navsea.navy.mil/Home/Warfare-Centers/  
NSWC-Indian-Head/Contact-Us/



## UNITED STATES BOMB TECHNICIANS ASSOCIATION (USBTA)

The USBTA established the Bomb Disposal Technology and Training Center (BDTTC) in Indian Head, Maryland, situated adjacent to the NSWC IHD. This pioneering "Center of Excellence" collaborates with federal agencies, the DoD, industry leaders, academic institutions, and non-profit organizations. It supports a wide range of entities including the Bomb Technician Community, Maryland's First Responders, the Federal Bureau of Investigation (FBI), the DoD, and the Department of Homeland Security (DHS). The BDTTC's primary objectives include research and development, testing and evaluation, and training initiatives.



(720) 734-2012  
info@usbta.us  
usbta.us

## COLLEGE OF SOUTHERN MARYLAND (CSM) VELOCITY CENTER

The CSM Velocity Center is housed in a 13,000-square-foot building situated outside the NSWC IH. Operated by the College of Southern Maryland (CSM), the facility's chief function is to provide off-base meeting space for NSWC IHD and other user groups. The Navy uses the Velocity Center for conferences, meetings, showcases, and professional development activities and events. Navy scientists and industry leaders can interact with students in tech-transfer courses and conduct unclassified research – all in the same space. Community members can use the Velocity Center's makerspace as well as various workforce and professional development courses, such as Computer-aided Design, Cyber Security, Small Unmanned Aircraft Systems, Government Procurement, Social Entrepreneurship, Tech-transfer Entrepreneurship, and more.



(301) 539-4833  
www.csmd.edu/about/locations/velocity-center/index.html



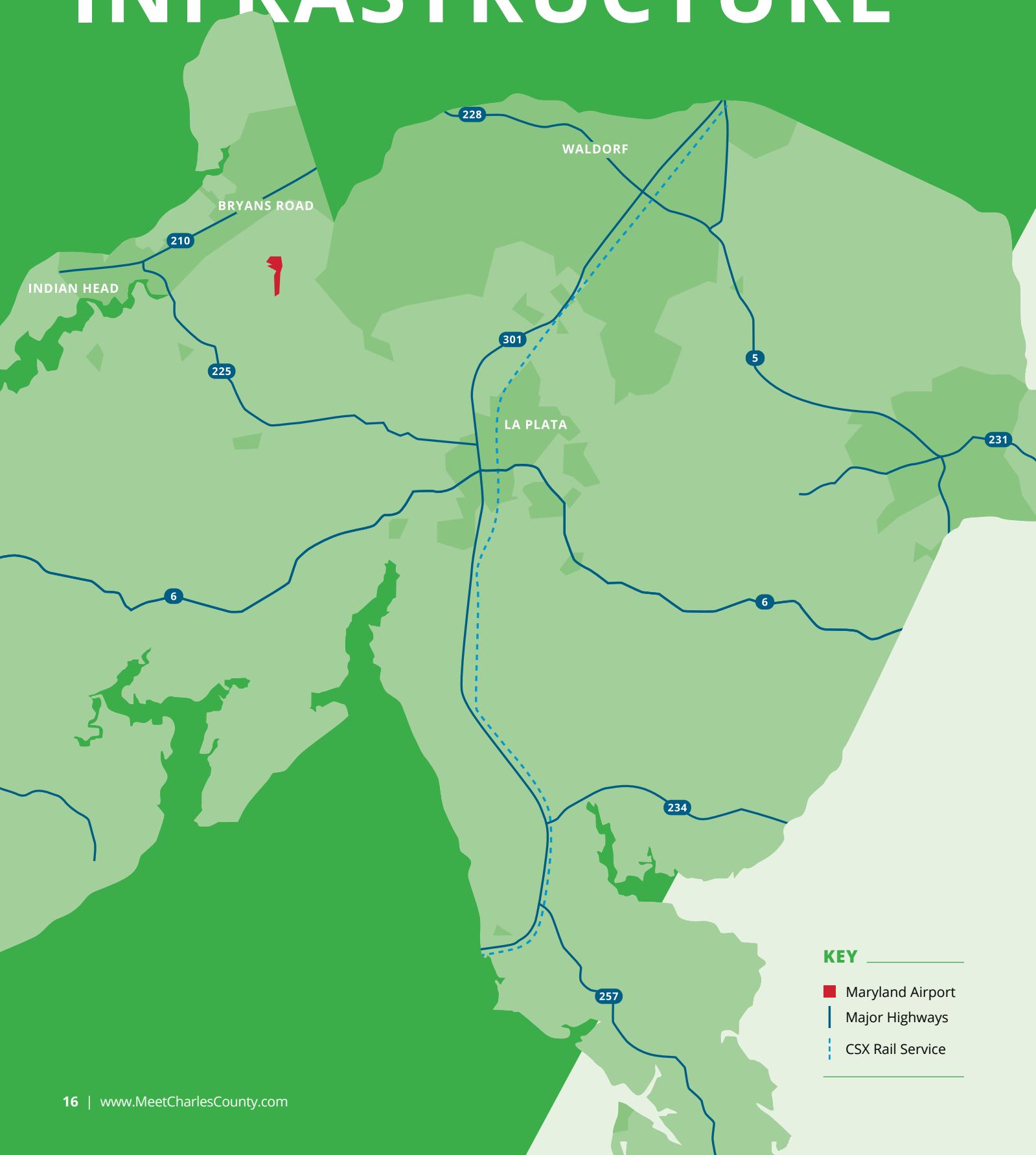
## ENERGETICS TECHNOLOGY CENTER (ETC)

Energetics Technology Center (ETC) was launched in late 2006 in partnership with the Center for Energetics Concepts Development (CECD) at the University of Maryland. Their work has primarily focused on energetics-related research and engineering projects in collaboration with the CECD and the Naval Surface Warfare Center Indian Head Division (NSWC IHD). These joint efforts ranged from examining the science of detonation waves in energetic materials to analyzing blast effects on soldiers.



As ETC grew, their work moved into adjacent fields, such as robotics, autonomous systems, and literature-based discovery. These efforts were the precursor to current initiatives in artificial intelligence and machine-discovery of next generation energetic materials. This has grown into a global awareness project and predictions of foreign military capabilities in development of advanced weapon systems.

# PHYSICAL INFRASTRUCTURE



## AIRPORT

**Maryland Airport** is a privately owned, general aviation airport in western Charles County. Located four miles east of Indian Head and 20 miles south of Washington, D.C., the airport has a 3,740-foot-by-75-foot runway, a terminal with a lounge, and hangars for lease. Full-service aircraft fueling is available, offering both 100LL and Jet A fuels.

The airport, purchased in 2018 by PSM Holdings, has existed since 1943; it was initially under the ownership of the Bauserman family. Since its acquisition, PSM Holdings has continued investing in airport improvements. Their efforts have paid off with increased interest and activity. For example, from 2015 to 2022, the number of aircraft based at the airport increased from 52 to 110. During that same period, aircraft operations (takeoffs and landings) increased from approximately 17,000 to 22,000.



## PUBLIC TRANSIT

**VanGo** is Charles County's public transit bus system, with routes serving commercial hubs and communities throughout the county. VanGo and the Prince George's County bus service connect commuters with the Branch Avenue Metro Station, enabling accessible transportation between D.C. and Charles County.

(301) 609-7917

[www.charlescountymd.gov/services/transportation/vango-public-transportation](http://www.charlescountymd.gov/services/transportation/vango-public-transportation)

**The Maryland Transit Administration (MTA)** provides regional commuter bus service to Washington, D.C., from Charles County and the rest of southern Maryland. Its routes start from commuter facilities and traverse communities throughout the county.

(410) 539-5000

[www.mta.maryland.gov](http://www.mta.maryland.gov)



## HIGHWAYS

**U.S. Route 301 (US 301)** is a major highway that runs approximately 123 miles from the Governor Harry W. Nice Memorial Bridge in southern Charles County to Delaware. It cuts through La Plata and Waldorf before reaching the Prince George's County line and is the primary ingress and egress road into the county from the D.C. metro area and beyond. Many who commute from Virginia to Delaware use US 301 to bypass Baltimore and Washington, D.C.

**Maryland Route 210 (MD 210)** is a state highway, also known as Indian Head Highway, that runs approximately 21 miles from Potomac Avenue in Indian Head to the Washington, D.C., boundary in Forest Heights, after which the highway continues as South Capitol Street. MD 210 is a four- to six-lane divided highway that connects Washington, D.C., with suburban communities in southwest Prince George's (P.G.) County: Oxon Hill, Fort Washington, and Accokeek. In northwest P.G. County, MD 210 connects to Bryans Road and Indian Head. The highway also provides access to the Indian Head Naval Surface Warfare Center and, in conjunction with MD 228, connects Waldorf with Interstate 95 (I-95)/I-495 and I-295.

**Maryland Route 5 (MD 5)** is a 74-mile-long state highway from Point Lookout, in St. Mary's County, to the Washington, D.C., border in Suitland, Prince George's County. In Charles County, the route bypasses Hughesville and continues north toward the Waldorf area, which it bypasses to the east on Mattawoman Beantown Road. The route merges onto U.S. Route 301 (US 301, Crain Highway) and enters Prince George's County, splitting from US 301 at an interchange in Brandywine.



## RAIL

A **CSX** freight rail line enters Charles County from the north. It runs through Waldorf and La Plata, terminating at the decommissioned electrical generating power plant at Morgantown on the Potomac River.

## COMMUNICATIONS

### Verizon

Speed up to 1 Gbps. Provides fiber, DSL, television, mobile, and phone services.  
(844) 338-4948

### Verizon Fios

Speed up to 2 Gbps. Provides fiber internet services.  
(855) 679-9701

### Xfinity

Speed up to 1 Gbps. Provides cable internet, television, and phone services.  
(855) 410-1914

### HughesNet

Speed up to 25 Mbps. Provides satellite internet and phone services.  
(855) 768-8973

### Earthlink

Speed up to 1 Gbps. Provides fiber internet and DSL internet services.  
(855) 587-1417

### ThinkBig Networks

Speed up to 1 Gbps. Provides fiber internet services.  
(888) 318-1372

### Viasat

Speed up to 150 Mbps. Provides satellite internet and phone services.  
(866) 606-9068

### Dish Network

Provides satellite television.  
(844) 892-3822

### DirectTV

Provides satellite television.  
(855) 410-2386

## MAJOR PROJECTS AND SITES

### WALDORF STATION

Waldorf Station is a proposed 145-acre mixed-use project in Waldorf, Maryland, at the intersection of U.S. Route 301 and Maryland Route 5. This transformative project is being developed by the Greenberg Gibbons company and is planned for a mixed-use, pedestrian-friendly community in a town center environment. The development will include retail, food & beverage, entertainment, residential, and office elements in a walkable configuration. Phase 1 of the project is currently under construction.



### BERRY POINTE

St. John Properties has begun development on the 228 Business Park in Waldorf. The project will feature 518,400 square feet of flex/research & development space, 93,000 square feet of office space, and 22,500 square feet of supporting retail. The development is projected to support over 2,100 jobs at full build-out and occupancy. In June 2022, the Planning Commission approved its revised Preliminary Subdivision Plan. Submission of individual Site Plans for pad sites and light industrial buildings is in progress.

### KAISER PERMANENTE REGIONAL HUB

In December 2020, Kaiser Permanente unveiled plans for a \$100 million medical center in Waldorf, strategically positioned to serve its central customer base. This multi-phase development will occupy a 23-acre plot, with the inaugural phase slated for a 2025 opening. This first phase will span approximately 100,000 square feet and will house around 300 medical staff. Once fully realized, the project is expected to cover 245,000 square feet. The comprehensive medical facility will offer both primary and specialty care, bolstered by 24/7 advanced urgent care services. Additionally, a wide array of support departments, such as pharmacy, clinical laboratory, and diagnostic imaging, will complement the clinical services. As of 2022, Kaiser Permanente has lodged its preliminary infrastructure permit and is navigating the site development approval stages.



### MARYLAND TECHNOLOGY CENTER

The recently opened 30,000-square foot Maryland Technology Center (MTC) in Indian Head represents Phase II of the Town of Indian Head's Revitalization Plan and is an innovative model for public/private partnerships. The United States Bomb Technician Association (USBTA) Bomb Disposal Technology and Training Center occupies 13,000 square feet within this revamped building. Six companies co-locate with USBTA, and another has leased additional office space at MTC. USBTA plans to lease the remaining 16,000 square feet of the MTC building to attract additional collaborative organizations and businesses. The additional space will include a U.S. government-accredited Sensitive Compartmented Information Facility where secure and sensitive information can be stored and managed.

*In 2022, Charles County received, as a part of the FY22 Network Infrastructure Grant Program, over \$10 million in state grant funding to expand broadband access. Two grants were awarded, one to Comcast and one to ThinkBig Networks, that will extend infrastructure to Dentsville, Charlotte Hall, and northern Nanjemoy. These projects will bring high-speed internet access to over 1,300 residents.*

## ELECTRIC

The **Southern Maryland Electric Cooperative** (SMECO) serves all of Charles and St. Mary's counties, the southern portion of Prince George's County, and all but the northeasternmost portion of Calvert County.

[www.smeco.coop/](http://www.smeco.coop/)  
(888) 440-3311

## NATURAL GAS

Washington Gas is the public utility that provides natural gas service in Charles County, primarily Waldorf.

[www.washingtongas.com/help/contact](http://www.washingtongas.com/help/contact)  
(844) 927-4427

## WATER AND SEWER

The Utilities Division of the Department of Public Works is responsible for the operation, maintenance, compliance, monitoring, and reporting of all water and wastewater facilities owned by the Charles County Commissioners. Utilities operate and maintain wells, water storage tanks, fire hydrants, water meters, pump stations, wastewater treatment plants, and manholes.

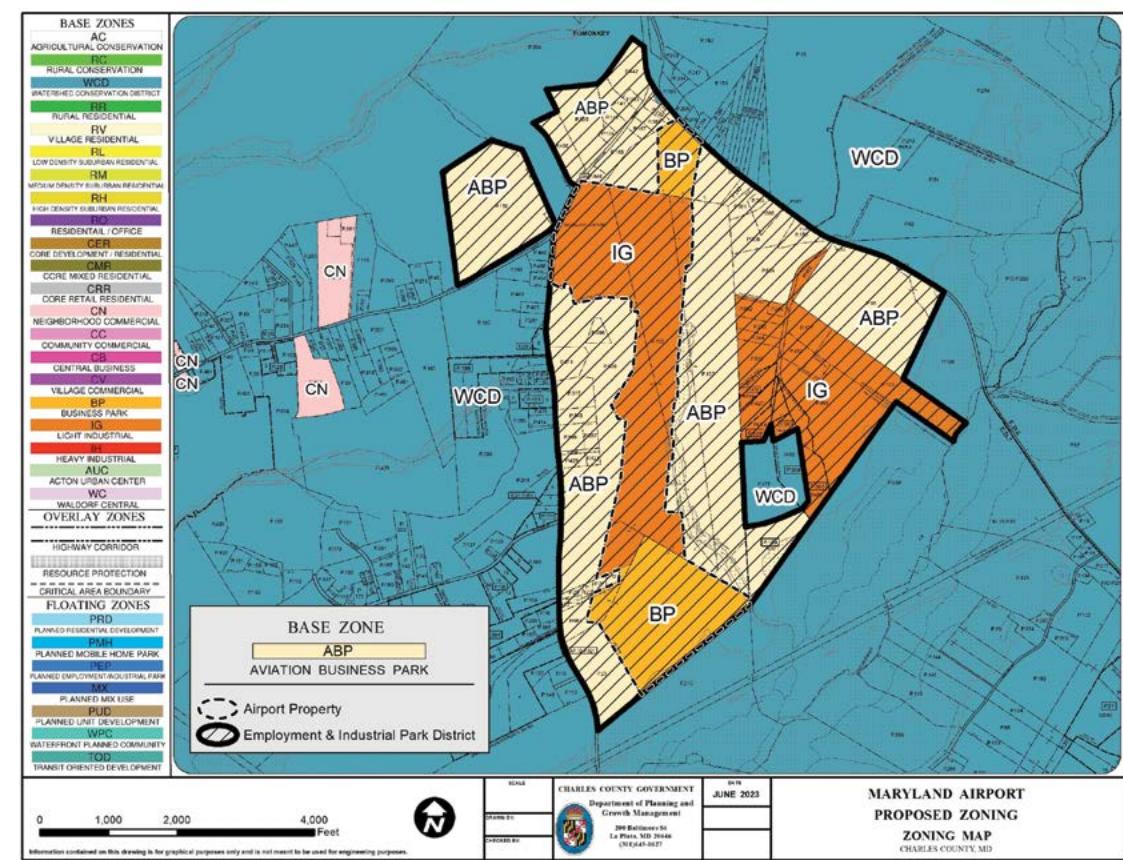
[www.charlescountymd.gov/services/water-and-sewer-billing](http://www.charlescountymd.gov/services/water-and-sewer-billing)  
(301) 645-0624

# OPPORTUNITY SITES

## MARYLAND AIRPORT AREA – AVIATION BUSINESS PARK ZONE

Maryland Airport is a privately owned, general aviation airport in western Charles County, located four miles east of Indian Head, one mile south of the MD 210/MD 227 intersection, and 20 miles south of Washington, D.C. In the 1990s, the Maryland Airport was identified by the Federal Aviation Administration (FAA) as a General Aviation Reliever Airport to Washington D.C.'s Reagan National Airport. Given its reliever status, the airport became eligible for federal funding to enhance user safety and expand capacity. Following this FAA designation, the FAA committed approximately \$20 million to the airport, and an Airport Master Plan was developed.

The Airport Master Plan for the Maryland Airport was approved by the FAA and Maryland Aviation Administration (MAA) in 1999. An essential improvement in the plan was the extension of the 3,740-foot runway to 4,200 feet, all within existing boundaries. The Maryland Airport was purchased in early 2019 by PSM Holdings for \$2.4 million, intending to complete the planned runway extension and make other significant improvements to airport infrastructure. Today, to promote ancillary employment supporting development, approximately 550 acres of land surrounding the airport have been subjected to rezoning from the Watershed Conservation District to the commercial Aviation Business Park Zone. In 2021, the Board of County Commissioners approved The Comprehensive Plan Amendment. The Zoning Text Amendment process is underway.



## WALDORF URBAN REDEVELOPMENT CORRIDOR

The Waldorf Urban Redevelopment Corridor (WURC) program is currently under the supervision of the WURC Coordination Team, comprising elements of Planning and Growth Management Department, the Economic Development Department, the Department of Public Works, and Recreation, Parks and Tourism. Planning in the WURC for roads, water, and sewer infrastructure improvements has been underway since April 2015. The County has approved funds in the FY23-FY27 Capital Improvement Program for a comprehensive stormwater drainage design and the reconstruction of Old Washington Road. Economic Development has created a Commercial Real Property Improvement and Rehabilitation Tax Credit incentive to encourage property renovations, within Priority Funding Areas, that result in increased property values.



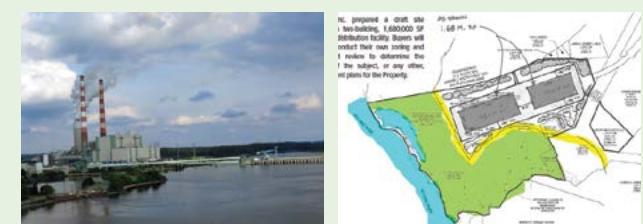
## WHITE PLAINS LOGISTICS/RETAIL MIXED-USE

Private investors have prepared preliminary plans for a mixed-use project on approximately 108 acres on the east and west sides of 301 in White Plains. The preliminary concept calls for 820,000 square feet of light industrial (logistics, manufacturing, flex) and highway commercial elements. The project would require a rezoning of the subject properties.



## MORGANTOWN

In June 2022, GenOn Holdings Inc. ceased coal-fired Morgantown Generating Station operations. The 350-acre property is currently for sale. Any redevelopment of the industrially zoned property would require environmental remediation and the likely removal of most existing structures. The concept rendering below shows 1.68 million square feet of warehouse distribution space developed outside the critical area buffer.



# WORKFORCE

## AND OCCUPATIONAL SKILL LEVELS

Workforce and occupational data for Charles County in 2022 was sourced from Esri, a reputable service known for reporting U.S. Census and Bureau of Labor Statistics data. The Civilian Labor Force Profile indicates the following:

**84,526** RESIDENTS  
*In Charles County were employed in 2022*

**68,289** *Held positions typically classified as white-collar*  
**16,237** *Were in roles commonly labeled as blue-collar*

Occupation	Employed	Percent
White Collar	68,289	79.6%
Management	11,901	14.1%
Business/Financial	7,063	8.4%
Computer/Mathematical	6,297	7.4%
Architecture/Engineering	1,564	1.9%
Life/Physical/Social Sciences	674	0.8%
Community/Social Service	1,432	1.7%
Legal	1,002	1.2%
Education/Training/Library	4,543	5.4%
Arts/Design/Entertainment	1,295	1.5%
Healthcare Practitioner	4,456	5.3%
Sales and Sales Related	6,306	7.5%
Office/Administrative Support	10,869	12.9%
Healthcare Support	1,891	2.2%
Protective Service	4,152	4.9%
Food Preparation/Serving	3,290	3.9%
Personal Care/Service	1,554	1.8%
Blue Collar	16,237	20.4%
Farming/Fishing/Forestry	43	0.1%
Construction/Extraction	4,378	5.2%
Installation/Maintenance/Repair	2,565	3.0%
Production	1,818	2.2%
Transportation/Material Moving	5,458	6.5%
Building Maintenance	1,975	2.3%
Total	84,526	100%

Source: Esri; CC EDD 2023

*Occupational data is segmented based on job type and proficiency to discern the skill levels within Charles County's active labor force. These classifications arise from informed evaluations of the skill and educational prerequisites of broad operational categories.*

The findings highlight the range and variety of skills present in the labor force. The occupational categories and their descriptions are as follows:

**Highly Skilled White-collar:** a professional position typically requiring a bachelor's degree or higher and specialized training, with supervisory/management responsibility within a white-collar work environment.

**Skilled White-collar:** a professional position requiring less than an advanced degree but some post-secondary education, a certificate, or specialized training or skill while working in a white-collar work environment.

**Entry Level White-collar:** a position within a white-collar environment requiring no degree or formal schooling beyond high school, but requiring some on-the-job training.

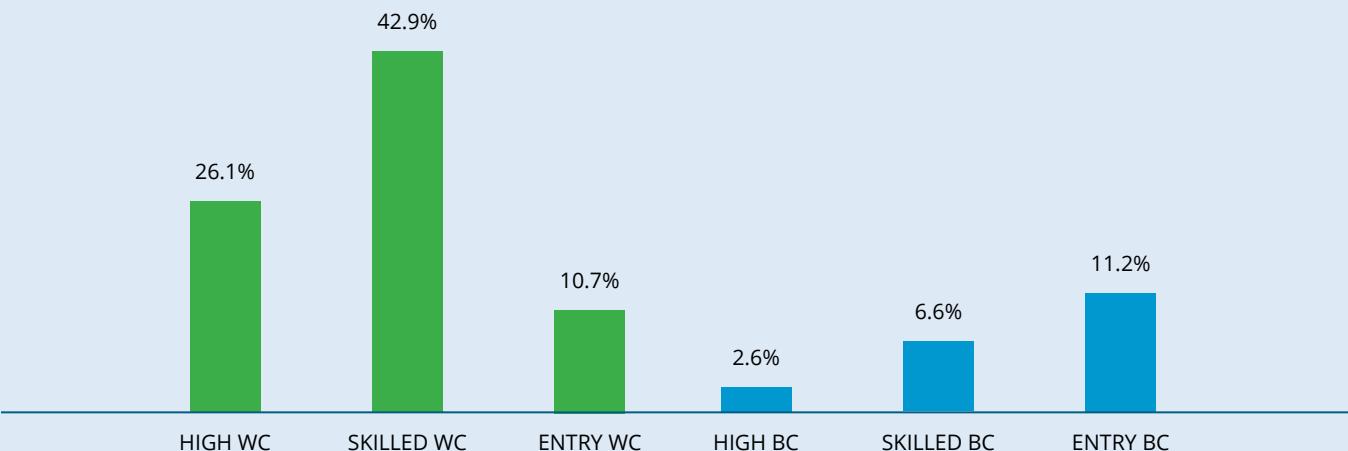
**Highly Skilled Blue-collar:** a trade or non-professional position requiring a trade school degree, a certificate, or specialized training or skill while working within a blue-collar environment.

**Skilled Blue-collar:** a trade position requiring less than an advanced or trade school degree but requiring some specialized training or skill while working in a blue-collar environment.

**Entry Level Blue-collar:** a position within a trade profession requiring no formal schooling but requiring on-the-job training.

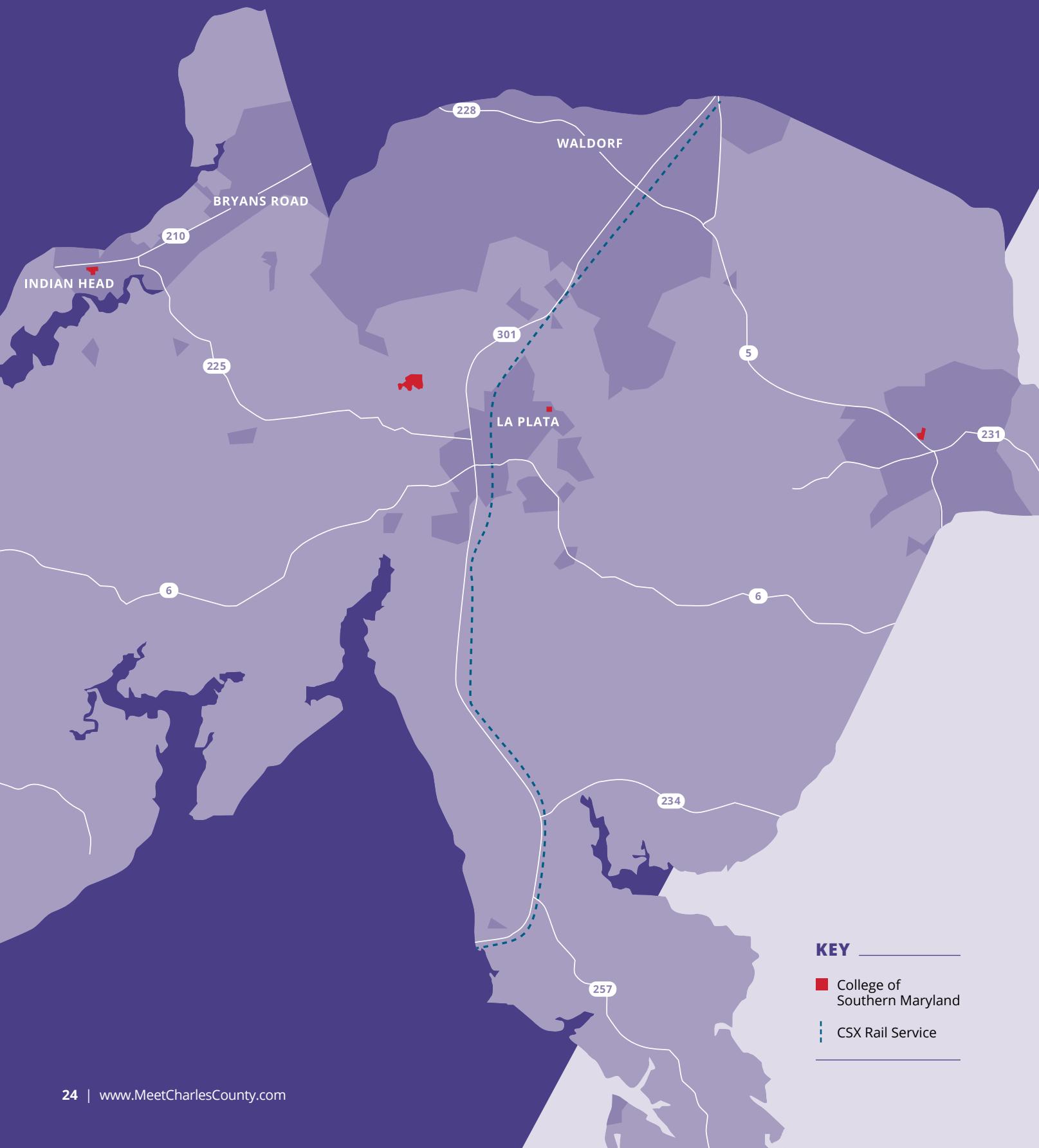
### OCCUPATIONAL SKILL LEVELS

Charles County 2022



The Occupational Skill Levels graphic shows that the highly skilled white-collar and skilled white-collar categories comprised 69 percent of Charles County's labor force, and 10.7 percent occupied the entry-level white-collar category. In 2022, 20.4 percent of Charles County's active labor force occupied blue-collar jobs.

# EDUCATION



**26,875**  
ENROLLMENT

**91.3%**  
ATTENDANCE RATE

**Enrollment and Attendance**  
**92.63%**  
GRADUATION RATE

**Test Scores**

**1100**  
AVERAGE SAT

**540**  
MATH

**550**  
VERBAL

## K-12 PUBLIC SCHOOL SYSTEMS PROGRAMMING

### CAREER & TECHNICAL EDUCATION (CTE) COMPLETER PROGRAMS

The Maryland State Department of Education identified 10 Career Clusters representing core business functions across broad industry areas in Maryland for Career and Technical Education (CTE) in partnership with statewide industry advisory groups. CTE offers a unique opportunity to engage high school students in various subjects, incorporating academic, creative, and technical skills. CTE Completer Programs are college and career preparation that may include certification, licensure, apprenticeship, college credit, and/or work-based learning experience. All high schools in Charles County have CTE Programs.



#### Arts, Media, and Communication

- Interactive Media Production
- Graphic Communication



#### Construction & Development

- Heating, Ventilation, and Air Conditioning (HVAC)
- Construction Design and Management
- Electrical Construction
- Welding Technology



#### Business Management and Finance

- Business Management



#### Career Research & Development (CRD)

- Career Research & Development (CRD)



#### Consumer Services, Hospitality, and Tourism

- Food and Beverage Management
- Cosmetology
- Culinary Arts
- Barbering



#### Environmental, Agricultural, and Natural Resource Systems

- CASE: Natural Resources & Agriculture



#### Health and Biosciences

- PLTW Biomedical Sciences
- Academy of Health Professions:
  - Pharmacy Technician
  - Physical Rehabilitation
  - Certified Nursing Assistant



#### Information Technology (IT)

- IT Networking Academy
- Cyber Science



#### Human Resource Services

- Maryland Fire and Rescue Institute (MFRI)
- Teacher Academy of Maryland (TAM)
- Criminal Justice
- Child Development Professions
- JROTC



#### Manufacturing, Engineering & Technology

- Project Lead The Way (PLTW) Pathway to Engineering
- Engineering
- Drafting and Design



#### Transportation Technologies

- Automotive Technology
- Autobody/Collision Repair Technician

## APPRENTICESHIP MARYLAND PROGRAM (AMP)

Apprenticeship Maryland is a youth apprenticeship program for students aged 16 and up. It is designed for students who want to gain experience in the workplace with plans to continue in that industry after graduation. The program was developed in partnership with the Maryland State Department of Education and the Maryland Department of Labor to give students a unique opportunity to "earn and learn." The program focuses on career pathways in Science, Technology, Engineering, and Mathematics (STEM) occupations. The STEM-related disciplines include those in:

- Information Technology
- Health and Biomedical Sciences
- Manufacturing
- Construction and Design
- Banking and Finance

Participating students start the program in the summer or fall of their junior or senior year. Students must complete at least 450 hours of work-based training under the supervision of an eligible employer and at least one year of related instruction.



**27,870**  
CCPS ENROLLMENT  
(2023 Projection, w/o Pre-K)

**3,918**  
TOTAL  
EMPLOYEES

## K-12 PUBLIC SCHOOL SYSTEMS SCHOOL LISTINGS

### ELEMENTARY SCHOOLS

**2023 PROJECTED ENROLLMENT:**  
**11,425** | **1,060**  
ELEMENTARY | PRE-K

**Dr. James Craik Elementary School**  
7725 Marshall Corner Road  
Pomfret, MD 20675  
(301) 934-4270  
Jason Deihl, Principal

**Dr. Thomas L. Higdon Elementary School**  
12872 Rock Point Road  
Newburg, MD 20664  
(301) 934-4091  
Shannon Finnegan, Ed.D., Principal

**Mt. Hope/Nanjemoy Elementary School**  
9275 Ironsides Road  
Nanjemoy, MD 20662  
(301) 246-4383  
Michael Hoffman, Principal

**Malcolm Elementary School**  
14760 Poplar Hill Road  
Waldorf, MD 20601  
(301) 645-2691  
Scott Hangey, Principal

**T.C. Martin Elementary School**  
(Transition School)

3155 John Hanson Drive  
Waldorf, MD 20601  
(301) 753-2087  
Edith Hosendorf, Principal  
(Martin's permanent address is 6315  
Olivers Shop Road, Bryantown, MD 20617)

**Walter J. Mitchell Elementary School**  
400 Willow Lane  
La Plata, MD 20646  
(301) 934-4687  
Diedra Barnett, Principal

**Mary Matula Elementary School**  
6025 Radio Station Road  
La Plata, MD 20646  
(301) 934-5412  
Carrie Richardson, Principal

**C. Paul Barnhart Elementary School**  
4800 Lancaster Circle  
Waldorf, MD 20603  
(301) 645-9053  
Brian King, Ed.D., Principal

**William B. Wade Elementary School**  
2300 Smallwood Drive W  
Waldorf, MD 20603  
(301) 932-4304  
William Miller, Principal

**Dr. Samuel A. Mudd Elementary School**

820 Stone Avenue  
Waldorf, MD 20602  
(301) 645-3686  
Portia Parker, Principal

**William A. Diggs Elementary School**

2615 Davis Road  
Waldorf, MD 20603  
(301) 753-2081

**Benjamin Harrington, Principal**  
**Mary B. Neal Elementary School**

12105 St George's Drive  
Waldorf, MD 20602  
(301) 638-2617

Anthony Carroll, Principal

**Berry Elementary School**

10155 Berry Road  
Waldorf, MD 20603  
(301) 638-2330

LeighAnn McLaud, Principal

**J.C. Parks Elementary School**

3505 Livingston Road  
Indian Head, MD 20640  
(301) 375-7444

Gregory Miller, Principal

**Gale-Bailey Elementary School**

4740 Pisgah Marbury Road  
Marbury, MD 20658  
(301) 743-5491  
Tangela Scales, Principal

**Indian Head Elementary School**

4200 Indian Head Highway  
Indian Head, MD 20640  
(301) 743-5454  
Shane Blandford, Principal

**Dr. Gustavus Brown Elementary School**

421 University Drive  
Waldorf, MD 20602  
(301) 645-1330  
Karen Lewis, Principal

**Daniel of St. Thomas Jenifer  
Elementary School**

2820 Jenifer School Lane  
Waldorf, MD 20603  
(301) 934-1977  
Kevin Jackson, Principal

**Arthur Middleton Elementary School**

1109 Copley Avenue  
Waldorf, MD 20602  
(301) 645-3338  
Nicole Hawkins, Principal

**Eva Turner Elementary School**

1000 Bannister Circle  
Waldorf, MD 20602  
(301) 645-4828  
Gary Lesko, Principal

**J.P. Ryon Elementary School**

12140 Vivian Adams Drive  
Waldorf, MD 20601  
(301) 645-3090  
Nicholas Adam, Principal

**Billingsley Elementary School**

10069 Billingsley Road  
White Plains, MD 20695  
(301) 753-2088  
Sabrina Robinson-Taylor, Principal

### MIDDLE SCHOOLS

**2023 PROJECTED ENROLLMENT:**  
**6,655**  
MIDDLE SCHOOL

**Milton M. Somers Middle School**  
300 Willow Lane  
La Plata, MD 20646  
(301) 934-4663  
Sandra Taylor, Principal

**John Hanson Middle School**  
3165 John Hanson Drive  
Waldorf, MD 20601  
(301) 645-4520  
Benjamin Kohlhorst, Principal

**Mattawoman Middle School**  
10145 Berry Road  
Waldorf, MD 20603  
(301) 645-7708  
Sonia Blue, Principal

**General Smallwood Middle School**  
4990 Indian Head Highway  
Indian Head, MD 20640  
(301) 743-5422  
Orlena Whatley, Principal

**Matthew Henson Middle School**  
3535 Livingston Road  
Indian Head, MD 20640  
(301) 375-8550  
Christina Caballero, Principal

**Benjamin Stoddert Middle School**  
2040 Saint Thomas Drive  
Waldorf, MD 20602  
(301) 645-1334  
Erica Williams, Principal

## EDUCATIONAL CENTERS

**Early Childhood Education Center**  
8730 Mitchell Road  
La Plata, MD 20646  
(no phone set up as of June 28, 2023)  
Candice Vallandingham-Adam,  
Coordinator

**F.B. Gwynn Educational Center**  
5998 Radio Station Road  
La Plata, MD 20646  
(301) 753-1745  
Todd Wonderling, Principal

**James E. Richmond Science Center**  
5305 Piney Church Road  
Waldorf, MD 20602  
(301) 934-7464  
Monique Wilson, Director

**Nanjemoy Creek Environmental Education Center**  
5300 Turkey Tayac Place  
Nanjemoy, MD 20662  
(301) 743-3526  
Timothy Emhoff, Environmental Education Resource Teacher

**Robert D. Stethem Educational Center**  
7775 Marshall Corner Road  
Pomfret, MD 20675  
(301) 753-1757  
Louis D'Ambrosio, Principal

## HIGH SCHOOLS

2023 PROJECTED ENROLLMENT:

**9,790**

HIGH SCHOOL

**North Point High School**  
2500 Davis Road  
Waldorf, MD 20603  
(301) 753-1759  
Daniel Kaple, Principal

**La Plata High School**  
6035 Radio Station Road  
La Plata, MD 20646  
(301) 934-1100  
Douglass Dolan, Principal

**Maurice J. McDonough High School**  
7165 Marshall Corner Road  
Pomfret, MD 20675  
(301) 934-2944  
Darnell Russell, Principal

**St. Charles High School**  
5305 Piney Church Road  
Waldorf, MD 20602  
(301) 753-2090  
Tammika Little, Principal

**Thomas Stone High School**  
3785 Leonardtown Road  
Waldorf, MD 20601  
(301) 645-2601  
Shanif Pearl, Principal

**Henry E. Lackey High School**  
3000 Chicamuxen Road  
Indian Head, MD 20640  
(301) 743-5431  
Cheryl Davis, Principal

**Westlake High School**  
3300 Middletown Road  
Waldorf, MD 20603  
(301) 645-8857  
Dana Fenwick, Principal

# COLLEGE OF SOUTHERN MARYLAND *Founded in 1958*

### PRESIDENT

Dr. Yolanda Wilson, Ed.D.

### ACCREDITATION

Middle States Commission on Higher Education and others

### DEGREES OFFERED

Associate of Arts, Associate of Arts in Teaching, Associate of Science, Associate of Science in Engineering, Associate of Applied Science, Certificate, and Letter of Recognition

### PROGRAMS OF STUDY

More than 100 programs of study offered

### FACULTY AND STAFF

Approx. 800, including full-time and part-time

### MISSION

*The College of Southern Maryland enhances lives and strengthens the economic vitality of a diverse and changing region by providing affordable postsecondary education, workforce development, and cultural and personal enrichment opportunities.*

### VISION

*CSM will be the region's first choice for accessible, inclusive, and innovative education that transforms communities.*

### LEADERSHIP

**Yolanda Wilson, Ed.D.**  
President

**Rodney Redmond, Ph.D.**  
Provost and Vice President for the Division of Learning (DOL)

**Bill L. Comey, Ph.D.**  
Vice President of Operations and Planning (OPP)

**Tracy A. Harris, Ph.D.**  
Vice President of Student Equity and Success (SES)

**Judith Mills**  
Vice President of Financial Services (DFS)

**Craig W. Patenaude, Esq.**  
Vice President of Human Resources and General Counsel

**Ellen Flowers-Fields**  
Associate Vice President of Continuing Education and Workforce Development (CWD)

**Avis McMillon**  
Associate Vice President of Marketing, Admissions, and Recruitment (MAR)

**Carisa Pfeiffer, Ed.D.**  
Chief of Staff



8730 Mitchell Road, PO Box 910, La Plata  
(301) 934-2251  
[www.csmd.edu/about/index.html](http://www.csmd.edu/about/index.html)

## LIST OF ACCREDITATIONS

- The College of Southern Maryland (formerly Charles County Community College) is accredited by the Middle States Commission on Higher Education
- The Medical Laboratory Technology program is accredited by the National Accrediting Agency for Clinical Laboratory Sciences (NAACLS)
- The Practical Nursing and Associate Degree Nursing programs are approved by the Maryland Board of Nursing and accredited by the Accreditation Commission for Education in Nursing (ACEN)
- The CACHE Physical Therapist Assistant program is accredited by the Commission on Accreditation in Physical Therapy Education (CAPTE)
- Business degree programs in Accounting, Business Administration, and Business Management are accredited by the Accreditation Council for Collegiate Business Schools and Programs
- The Entry Level Driver Training is approved by the Federal Motor Carrier Safety Administration
- The College of Southern Maryland EMS program is approved by the Maryland Institute for Emergency Medical Services Systems
- The Associate degree in Health Information Management has been reaffirmed through 2028-2029 by Commission on Accreditation for Health Informatics and Information Management Education

## LOCATIONS

### CSM Main Campus

8730 Mitchell Road  
P.O Box 910  
La Plata, MD 20646

### Regional Hughesville Campus

6170 Hughesville Station Place  
Hughesville, MD 20637

### Leonardtown Campus

22950 Hollywood Road  
Leonardtown, MD 20650

### Prince Frederick Campus

115 J.W. Williams Road  
Prince Frederick, MD 20678

## OTHER INSTRUCTIONAL SITES IN CHARLES COUNTY

### CSM Center for Health Services

6105 Foster Lane  
Hughesville, MD 20637

### CSM Center for Trades and Energy Training

6170 Hughesville Station Place  
Hughesville, MD 20637

### DBFA Media Studio

9683 Charles Street  
La Plata, MD 20646

### CSM Velocity Center at Indian Head

4465 Indian Head Highway  
Indian Head, MD 20640

### CSM Center for Transportation Training

5825 Radio Station Road  
La Plata, MD 20646



## PARTNERSHIPS AND ARTICULATION AGREEMENTS

CSM graduates who meet certain criteria are given priority enrollment or guaranteed admission into partner institutions worldwide. CSM offers 290+ transfer agreements with 70+ colleges and universities.

## BUSINESS COMMUNITY SATISFACTION

Technical and soft-skill training to the Charles County region based upon customer's needs and specifications. CSM is always open to new partnerships for training offerings.

### Enrollment in contract training courses:

**3,658** | **4,518**  
FY21 | FY22  
*Approximately*  
**80-90%**

*of business partnering with CSM for training are repeat customers.*

## COLLEGE OF SOUTHERN MARYLAND, GRADUATION (FISCAL YEAR)

Awards by Program	2018	2019	2020	2021	2022
Associate of Applied Science	183	181	167	196	179
Associate of Arts	781	648	516	496	429
Associate of Arts in Teaching	16	17	11	14	12
Associate of Science	263	255	230	248	272
Associate of Science in Engineering	21	15	8	14	18
Certificate	1089	698	722	1087	663
Letter of Recognition	487	403	295	460	319
Credit-Free Certificate	600	411	498	436	738
All Awards	3440	2628	2447	2951	2630

## CREDIT ENROLLMENT (FY22)

Average Class Size	17:1
State-Funded Full-Time Equivalent	3,283
Average Age	24
Total Credit Students	7,931

## ONLINE EDUCATION (FY22)

Number of online programs and certificates	10
Total enrollment in online Courses	27,006

## CONTINUING EDUCATION STUDENTS (FY22)

Total Continuing Education Students	5,523
Total Full-Time Equivalent Enrollment	523
Enrollments in contract training	4,518
Total enrollment in workforce training courses	5,816
Job Preparation	479
Licensure	5214
Job Skills Enhancement	1,123
Total Enrollments in Lifelong Learning Courses	2,597
Total Credit and Continued Ed. Students	14,184

# FINANCIAL CAPITAL

## FINANCIAL CAPITAL INSTITUTIONS

### LA PLATA

- **Shore United Bank**  
202 Centennial Street, La Plata
- **Virginia Partners Bank**  
115 E. Charles Street, La Plata
- **Truist Bank**  
6640 Crain Highway, La Plata
- **WesBanco Bank**  
101 Charles Street, Suite 102, La Plata
- **PNC Bank Hawthorne Road**  
6315 Crain Highway, La Plata
- **Shore United Bank**  
101 Drury Drive, La Plata
- **Wells Fargo Bank Rosewick Crossing**  
100 Rosewick Road, La Plata

### BRYANS ROAD

- **WesBanco Bank Bryans Road**  
7175 Indian Head Highway
- **Shore United Bank**  
8010 Matthews Road

### CREDIT UNIONS

- **Andrews Federal Credit Union**  
2595 Crain Highway, Waldorf
- **Cedar Point Federal Credit Union**  
11100 Weymouth Court, Waldorf
- **Educational Systems Federal Credit Union**  
169 Smallwood Village Center, Waldorf

### WALDORF

- **M&T Bank Waldorf**  
11175 Mall Circle, Waldorf
- **Bank of America Charles County Plaza**  
3255 Crain Highway, Waldorf
- **PNC Bank Berry Road**  
3135 Crain Highway, Waldorf
- **Shore United Bank**  
3035 Leonardtown Road, Waldorf
- **Truist Bank Waldorf**  
3070 Leonardtown Road, Waldorf
- **Wells Fargo Bank Waldorf**  
3050 Waldorf Market Place, Waldorf
- **WesBanco Bank Waldorf**  
3135 Leonardtown Road, Waldorf

## VENTURE CAPITAL

Maryland Momentum Fund launched in 2016 with a \$10 million commitment from the **University System of Maryland (USM)**. The Maryland Momentum Fund invests in USM-affiliated companies to support entrepreneurship, catalyze outside investment in early-stage startups, and foster economic development and technology commercialization.

As a pre-seed to late-seed stage investment fund, the Maryland Momentum Fund helps promising early-stage companies bridge from grant funding and angel investment to a Series A round of investment.

The value of the Momentum Fund lies in its manifold purposes (outlined below in order of importance):

- Catalyzing investment in early-stage start-ups in Maryland and providing funding alongside other sources of private capital.
- Generating financial returns to reinvest in future startups.
- Accelerating the success of USM startups and providing a bridge to larger financing opportunities.
- Expanding economic development in Maryland.
- Recruiting and retaining innovative students and faculty for USM institutions.
- Supporting the development of key sectors of Maryland's innovation ecosystem and USM's Centers of Excellence.

### TEDCO Venture Fund:



### TEDCO Seed Funds:



### MARYLAND VENTURE FUND

Through the Maryland Venture Fund, TEDCO seeks to support the state's innovation and entrepreneurship environment by investing in opportunities that will have the potential to: 1) generate financial returns to sustain the investment programs that constitute the Maryland Venture Fund; and 2) foster economic growth throughout the state.

### PRIVATE MARYLAND VENTURE CAPITAL FIRMS

<b>Abell Venture Fund</b> <a href="https://abell.org/who-we-are/">https://abell.org/who-we-are/</a>	<b>Inflection Point Ventures</b> <a href="http://www.inflectpoint.com/">www.inflectpoint.com/</a>	<b>New Enterprise Associates</b> <a href="http://www.nea.com/">www.nea.com/</a>
<b>ABS Capital Partners</b> <a href="http://www.abscapital.com/">www.abscapital.com/</a>	<b>Key Principal Partners</b> <a href="http://www.keyprincipalpartners.com/">www.keyprincipalpartners.com/</a>	<b>Novak Biddle Venture Partners</b> <a href="http://www.novakbiddle.com/">www.novakbiddle.com/</a>
<b>Anthem Capital, L.P.</b> <a href="http://www.anthemcapital.com/">www.anthemcapital.com/</a>	<b>Kinetic Ventures, L.L.C.</b> <a href="http://www.kineticventures.com/">www.kineticventures.com/</a>	<b>Sterling Venture Partners</b> <a href="http://www.sterlingpartners.com/">www.sterlingpartners.com/</a>
<b>Gabriel Venture Partners</b> <a href="http://www.gabrielvp.com/">www.gabrielvp.com/</a>	<b>MMG Ventures, L.P.</b> <a href="http://www.mmggroup.com/">www.mmggroup.com/</a>	
<b>Highland Capital Partners</b> <a href="http://www.hcp.com/">www.hcp.com/</a>	<b>Montagu Newhall Associates, Inc</b> <a href="http://www.montagunewhall.com/">www.montagunewhall.com/</a>	

**New Enterprise Associates**  
[www.nea.com/](http://www.nea.com/)

**Novak Biddle Venture Partners**  
[www.novakbiddle.com/](http://www.novakbiddle.com/)

**Sterling Venture Partners**  
[www.sterlingpartners.com/](http://www.sterlingpartners.com/)

### Top 10 Maryland Micro VC

<https://investoravailable.com/20-best-most-active-maryland-micro-vcs/>

### Top Private Equity Firms

<https://investoravailable.com/68-best-most-active-maryland-private-equity-firms/>

### Top Maryland Angel Investors

<https://investoravailable.com/74-best-maryland-angel-investors/>

### SBIR/STTR – Local Assistance in Maryland

[www.sbir.gov/local-resources/MD?page=2](http://www.sbir.gov/local-resources/MD?page=2)

# BUSINESS INCENTIVES

## CHARLES COUNTY FINANCIAL INCENTIVES FOR BUSINESS

### COMMERCIAL REAL PROPERTY IMPROVEMENT AND REHABILITATION TAX CREDIT

Charles County extends a tax credit for the improvement and rehabilitation of select commercial properties. To be eligible, property owners must enhance the assessed value of any qualifying business or real estate situated within the county's Priority Funding Area. Such value augmentation typically stems from property renovation or rehabilitation. To qualify, the increase in assessed value should exceed \$100,000 but not surpass \$3,000,000. This valuation is determined by the Maryland State Department of Assessment and Taxation (SDAT) and is publicly accessible on the SDAT website.

3135 Leonardtown Road, Waldorf

### RESILIENCE AUTHORITY OF CHARLES COUNTY

A nonprofit organization that, as a government instrumentality, is operated for the public purpose of responding to the impacts of climate change in communities across Charles County and the state. The Resilience Authority is empowered to finance, manage, acquire, own, convey, and support resilience infrastructure projects. Projects can range from flood barriers, green spaces, and building elevations to stormwater infrastructure. The Resilience Authority is empowered to use innovative financing strategies that leverage public and private investment.

### THE MARYLAND COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (MD PACE)

Maryland Commercial Property Assessed Clean Energy (MDPACE) Program Offered statewide, the MDPACE Program is a C-PACE initiative that delivers comprehensive, affordable, and standardized C-PACE program services to various stakeholders in Maryland, including property owners, capital providers, contractors, and local governments. Commercial Property Assessed Clean Energy (C-PACE) functions as a financing mechanism for energy efficiency and renewable energy enhancements on commercial properties. Although it utilizes borrowed capital for the upfront costs of such improvements, akin to other project financings, its distinctiveness lies in the repayment process: repayments are made over time through a voluntary tax assessment. This secured approach, rooted in a well-established tax assessment system, facilitates features like extended financing terms and the transferability of repayment obligations to successive property owners. As a result, C-PACE enhances the financial feasibility of long-term and extensive building retrofits beyond what traditional financing offers.

For contractors, C-PACE presents an opportunity to generate new sales and undertake sizable projects with extended payback durations. By mimicking construction loan draws, the program allows contractors to receive progressive payments for the installation of qualifying energy, resilience, and environmental enhancements. Capital providers find value in C-PACE as it offers a property-secured financing product and a strategy to augment the worth of current assets. For governmental bodies, C-PACE represents an avenue to bolster both economic development and energy efficiency, all without resorting to taxpayer funds.

### MARYLAND FINANCIAL INCENTIVES FOR BUSINESSES

Program	Target Audience	Benefits
Partnership for Workforce Quality (PWQ)	Technology Manufacturing	Provides matching training grants and support services targeted to improve the competitive position of small and mid-sized manufacturing and technology companies.
Investments & Loans	Target Audience	Benefits
Maryland Economic Adjustment Fund (MEAF)	Small Business, Manufacturing	MEAF provides loans of up to \$150,000 for small and underserved businesses with fewer than 50 employees.
Advantage Maryland (also known as MEDAAF)	Location-Based, General, Economic Development Partners	Funds grants, loans, and investments to support economic development initiatives in priority funding areas of the state. Uses include business attraction and retention, infrastructure support, brownfield redevelopment, revolving loan funds, and local strategic planning.
Maryland Industrial Development Financing Authority (MIDFA)	Location-Based, For Lending Institutions	Promotes private sector investments through insurance and the release of both tax-exempt and taxable revenue bonds for projects situated in Priority Funding Areas. Applications cover a range of needs, including land and building acquisition, construction expenses, among others.
Maryland Nonprofit Development Center Program and Fund - Nonprofit, Interest-Free, Micro Bridge Loan Account (NIMBL)	Nonprofit	Offers short-term financial assistance to eligible nonprofit organizations, bridging the gap between the date a government contract is awarded and the date the funds from that award are received.
Maryland Small Business Development Fund Authority (MSB DFA)	Small Business, Minority, Women-Owned Business	Assists small businesses unable to obtain adequate business financing on reasonable terms through normal financing channels.
Military Personnel and Veteran-Owned Small Business Loan Program	Veteran/Military	No interest loans of up to \$50,000 for businesses owned by military reservists, veterans, National Guard personnel, or for small businesses that employ or are owned by such persons.
Small, Minority and Women-Owned Business Account-Video Lottery Terminal Fund (VLT)	Small Business, Minority, Women-Owned Business	Uses proceeds from video lottery terminals (slots) to provide financing to qualifying small, minority and women-owned businesses located in targeted areas surrounding six Maryland casinos.

## MARYLAND FINANCIAL INCENTIVES FOR BUSINESSES

Tax Credits	Target Audience	Benefits
Biotechnology Investment Incentive Tax Credit	Biotechnology	Provides an investor with income tax credits equal to 33% or 50% of an eligible investment in a Qualified Maryland Biotechnology Company (QMBC), supporting investment in seed and early-stage biotech companies.
Brownfields Tax Incentive	Location-Based, General	Provides incentives including tax credits, loans, and grants for the redevelopment of eligible brownfield properties in participating jurisdictions.
Buy Maryland Cybersecurity (BMC) Tax Credit	Cybersecurity	Grants a 50% income tax credit on the purchase price to Maryland companies with a workforce of 50 employees or fewer when they acquire cybersecurity goods, products, or services from Qualified Maryland Cybersecurity Sellers (QMCS).
Innovation Investment Tax Credit	Agriculture, Technology, Startup, Research, Higher Education, Energy, Cybersecurity, Biotechnology	Provides an investor with income tax credits equal to 33% or 50% of an eligible investment in a Qualified Maryland Technology Company (QMTC), supporting investment in seed and early-stage technology companies in designated industries.
Enterprise Zone (EZ) Tax Credits	Location-Based, General	Provides real property and state income tax credits for businesses located in a Maryland Enterprise Zone in return for job creation and investments.
Employer Security Clearances Costs (ESCC) Tax Credit	Cybersecurity	Provides income tax credits for expenses related to federal security clearance costs, construction of Sensitive Compartmented Information Facilities (SCIFs), and first-year leasing costs for small businesses doing security-based contract work.
Hire Our Veterans Tax Credit	Veteran/Military	Provides a state income tax credit to small businesses for hiring qualified veterans based on wages paid to those veteran employees.
Job Creation Tax Credit	Job Creation, General	Businesses that create a minimum number of new full-time positions may be entitled to state income tax credits of up to \$3,000 per job or \$5,000 per job in a "revitalization area."

Tax Credits	Target Audience	Benefits
Maryland Vineyard Planting Loan Fund (MVPLF)	Agriculture	Helps meet the unique financing needs of Maryland's rural landowners wanting to plant vineyards and develop wineries.
More Jobs for Marylanders	Manufacturing, Job Creation	Provides businesses that locate or expand in a Maryland Opportunity Zone and manufacturers with an income tax credit tied to job creation for a 5- or 10-year period.
One Maryland Tax Credit	General	Businesses that invest in an economic development project in a Tier 1 County and create a minimum number of new jobs may qualify for a state income tax credit up to \$5 million depending on the number of jobs and amount of eligible costs.
Maryland Opportunity Zones (Federal Program)	Location-Based, General	A nationwide initiative administered by the U.S. Treasury, the program provides federal tax incentives for investment in distressed communities over the next 10 years. The U.S. Treasury has designated Maryland's 149 Opportunity Zones.
Maryland Opportunity Zone Enhancement Credits (State Program)	Location-Based, General	Enhanced tax credits are available for several of the Maryland Department of Commerce's tax credit programs for businesses located in federal Opportunity Zones that meet certain requirements.
Regional Institution Strategic Enterprise (RISE) Zone Program	Location-Based, Job Creation	A RISE Zone is a geographic area that has a strong connection with a qualified institution and is targeted for increased economic activity and community development. Businesses locating in a RISE Zone or an existing business doing a significant expansion within the Zone, may qualify for real property tax credits and income tax credits related to capital investment and job creation.
Research and Development Tax Credit	Research	Businesses that have qualified research & development (R&D) expenditures in Maryland may qualify for the Growth R&D Tax Credit.
Small Business Relief Tax Credit	Small Business	Refundable tax credit available to small businesses that provide their employees with paid sick and safe leave.

Source: Maryland Department of Commerce



# CONNECTIVE ORGANIZATIONS

## BUSINESS ORGANIZATIONS

### **BRYANS ROAD BUSINESS ASSOCIATION**

PO BOX 527  
Bryans Road, MD 20616  
301-743-7807

### **CHARLES COUNTY CHAMBER OF COMMERCE**

303 Charles Street, Suite 100  
La Plata, MD 20646  
(301) 932-6500  
[info@charlescountychamber.org](mailto:info@charlescountychamber.org)  
[www.charlescountychamber.org](http://www.charlescountychamber.org)

#### **Committees:**

- Business & Education
- Diversity, Equity, & Inclusion
- Economic Development/ Transportation
- Legislative Committee

### **LA PLATA BUSINESS ASSOCIATION**

6 Saint Mary's Avenue, Suite 104  
La Plata, MD 20646  
[www.laplatabusinessassociation.com](http://www.laplatabusinessassociation.com)

### **MILITARY ALLIANCE COUNCIL (MAC)**

4185 Indian Head Highway  
Indian Head, MD 20640  
[www.maccharlescounty.com](http://www.maccharlescounty.com)

### **SOUTHERN MARYLAND MINORITY CHAMBER OF COMMERCE**

10665 Stanhaven Place, Suite 300A  
White Plains, MD 20695  
[www.smmcoc.org](http://www.smmcoc.org)

### **SOUTHERN MARYLAND ASSOCIATION OF REALTORS**

8440 Old Leonardtown Road, Suite 211  
Hughesville, MD 20637  
[www.southernmarylandrealtors.org](http://www.southernmarylandrealtors.org)



# GOVERNMENT

## LOCAL MUNICIPALITIES

**Jeannine E. James**  
*Mayor of La Plata*  
305 Queen Anne Street, P.O. Box 2268  
La Plata, MD 20646  
(301) 934-8421  
jjames@townofaplata.org  
*Town Manager:* Brent Manuel

**Brandon Paulin**  
*Mayor of Indian Head*  
4195 Indian Head Highway  
Indian Head, MD, 20640  
(301) 743-5511  
brandon@townofindianhead.org  
*Town Manager:* Ryan L. Hicks

### PUBLIC OFFICIALS INFORMATION

**Rueben B. Collins II**  
*Commissioner President | District 3*  
County Government Building  
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La Plata, MD 20646 – 2150  
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swannan@charlescountymd.gov  
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*Point of Contact:* Michelina Coates  
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### STATE REPRESENTATIVES

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### FEDERAL REPRESENTATIVES

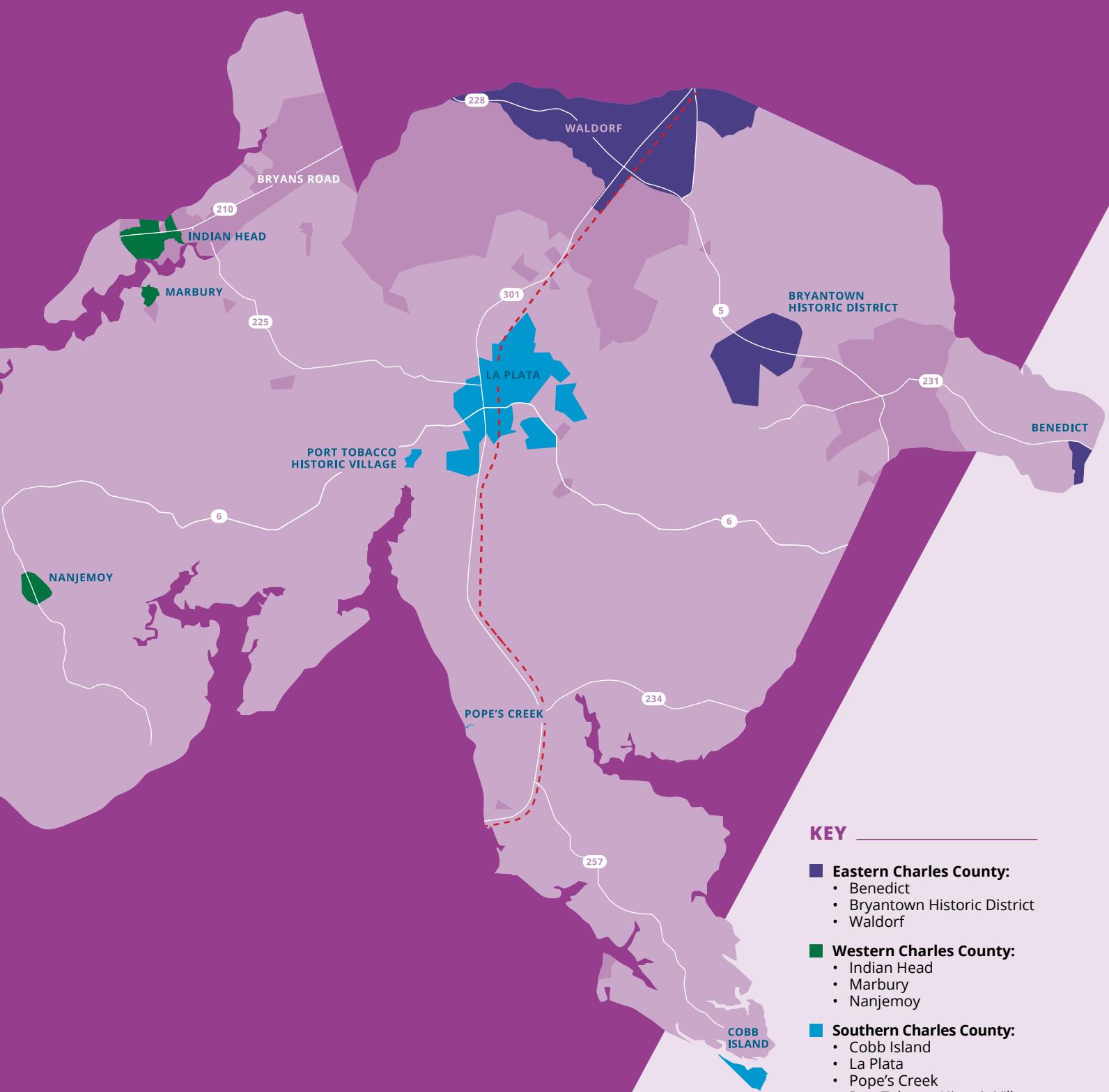
**Ben Cardin**  
*US Senator | Represents Maryland*  
DC: 509 Hart Senate Office Building  
Washington, DC 20510  
Local: 10201 Martin Luther King, Jr. Hwy  
Suite 210 Bowie, MD 20720  
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www.cardin.senate.gov/  
help-with-federal-agencies/  
Roderick\_Lewis@cardin.senate.gov

*Point of Contact:* Roderick Lewis

**Chris Van Hollen**  
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Washington, DC 20510  
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*Point of Contact:* Savanna Peterson

**Steny Hoyer**  
*US Representative | Represents Maryland's  
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Washington, DC 20515  
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https://hoyer.house.gov/help/  
contact-stenys-office  
Stefanie.Carey@mail.house.gov  
*Point of Contact:* Stefanie Carey

# QUALITY OF LIFE



28,000+

ACRES *of parks, recreation facilities, and open spaces*

*State & Federal*  
**19,514**  
ACRES

*County & Municipal*  
**4,829**  
ACRES

*Quasi-Public*  
**3,797**  
ACRES

300 MILES OF SHORELINE

## MAJOR WATERWAYS

- Potomac River
- Patuxent River
- Wicomico River
- Nanjemoy Creek
- Mattawoman Creek

## COMMUNITY CENTERS AND RECREATION CENTERS

For hours, please visit: [www.CharlesCountyParks.com](http://www.CharlesCountyParks.com)

**Billingsley Community Center**  
10069 Billingsley Road, White Plains  
(301) 944-1091

**Davis Community Center**  
2495 Davis Road, Waldorf  
(301) 392-5533

**Hanson Community Center**  
3165 John Hanson Drive, Waldorf  
(301) 645-2186

**Henson Community Center**  
3535 Livingston Road, Indian Head  
(301) 375-7875

**Mattawoman Community Center**  
10145 Berry Road, Waldorf  
(301) 645-6865

**Piccowaxen Community Center**  
12834 Rock Point Road, Newburg  
(301) 259-2503

**Smallwood Community Center**  
4990 Indian Head Hwy, Indian Head  
(301) 743-3020

**Somers Community Center**  
300 Willow Lane, La Plata  
(301) 932-6679

**Stoddert Community Center**  
2040 St. Thomas Drive, Waldorf  
(301) 645-4847

**Wade Community Center**  
2300 Smallwood Drive, Waldorf  
(301) 645-9291

**Elite Gymnastics and Recreation Center**  
2745 Old Washington Road, Waldorf  
(301) 934-6747

**Port Tobacco Recreation Center**  
8190 Port Tobacco Road, Port Tobacco  
(301) 932-3470, ext. 5161

**Waldorf Senior and Recreational Center**  
90 Post Office Road, Waldorf  
(240) 448-2810

**Capital Clubhouse**  
Operated by Black Bear Sports Group  
M-Su 9 a.m.-9 p.m.  
3033 Waldorf Market Place, Waldorf  
301-932-4348

## TOURISM

**Crain Memorial Welcome Center**  
12480 Crain Highway Newburg  
(301) 259-2500  
WelcomeCenter@CharlesCountyMD.gov

**Historic Stagg Hall**  
8450 Commerce Street, Port Tobacco  
(301) 392-3418  
HistoricDistrict@CharlesCountyMD.gov



## COUNTY PARKS

**Bensenville Park**  
6980 Bensenville Road, White Plains

**Bryantown Sport Complex**  
Only open during scheduled programming.  
5665 Bryantown Road, Waldorf

**Charlie Wright Park**  
101 Dr. Mitchell Lane, Indian Head

**Friendship Farm Park**  
4705 Friendship Landing Road, Nanjemoy

**Gilbert Run Park**  
13140 Charles Street, Charlotte Hall  
301-932-1083

**Laurel Springs Regional Park**  
5940 Radio Station Road, La Plata

**Mallows Bay Park**  
Open year round 5:30 a.m. to dusk  
1440 Wilson Landing Road, Nanjemoy

**Maxwell Hall Park**  
6680 Maxwell Hall Drive, Hughesville

**Oak Ridge Park**  
13675 Oaks Road, Hughesville

**Pisgah Park**  
6645 Mason Springs Road, La Plata

**Port Tobacco River Park and Tom Roland Natural Resource Area**  
7685 Chapel Point Road, Port Tobacco

**Robert D. Stethem Memorial Sports Complex**  
Open during scheduled programming  
4250 Piney Church Road, Waldorf

**Ruth B. Swann Memorial Park**  
3100 Ruth B. Swann Drive, Bryans Road

**Southern Park**  
15884 Wilson Road, Newburg

**Turkey Hill Park**  
9430 Turkey Hill Road, La Plata

**White Plains Regional Park and Skatepark**  
1015 St. Charles Parkway, White Plains

**White Plains Golf Course**  
Apr-Oct: M-Su 7:30 a.m. to 5:30 p.m.  
Nov-Mar: M-Su 8 a.m. to Dusk  
1015 St. Charles Parkway, White Plains  
301-645-1300

## MALLOWS BAY NATIONAL MARINE SANCTUARY

In September 2019, the National Oceanic and Atmospheric Administration (NOAA), the State of Maryland, and Charles County announced the designation of Mallows Bay as the 14th national marine sanctuary in the nation. The designation aims to protect the remains of over 100 abandoned steamships and vessels built as part of America's engagement in World War I. This can't-miss destination is located along an 18-square-mile stretch of Potomac River coast in Charles County, Maryland, just 40 miles outside of Washington, D.C. The new sanctuary boasts a collection of historic shipwrecks dating back to the Civil War and archaeological artifacts nearly 12,000 years old. Its culturally rich landscape also includes sites that represent the history of Native American communities in the area, the once-booming Potomac River fishing industry, and the Civil War.

1440 Wilson Landing Road, Nanjemoy

## AQUATICS

### INDOOR POOL LOCATIONS

**Donald M. Wade Aquatic Center**  
5305 Piney Church Road, Waldorf  
(301) 934-7474

**Lackey Pool**  
3000 Chicamuxen Road, Indian Head  
(301) 743-2470

**North Point Pool**  
2500 Davis Road, Waldorf  
(301) 934-7475

### OUTDOOR POOL LOCATIONS

**La Plata Pool**  
6035 Radio Station Road, La Plata

**McDonough Pool**  
7165 Marshall Corner Road  
Pomfret

**Thomas Stone Pool**  
3785 Leonardtown Road  
Waldorf

## TRAILS

### BICYCLE AND HIKING TRAILS

#### Indian Head Rail Trail

This 13-mile recreational trail connects White Plains with the Town of Indian Head. The smooth paved surface offers excellent cycling, walking, running, and wildlife viewing opportunities. Parking areas/trail access points are available at Theodore Green Blvd. in White Plains, Middleton Road, Bensenville Park, Rt. 224/Livingston Road, and the Village Green in Indian Head. Open year-round during daylight hours.



### EQUESTRIAN AND HIKING TRAILS

#### Friendship Farm Park Trails

Seven miles of recreational trails providing access to 382 acres of forest and farmland. Explore the outstanding natural resources and serenity that surround Nanjemoy Creek. Features include interpretive signs, benches, wildlife viewing, and observation decks. Open year-round for hiking. Open Apr-Oct for equestrian activity.

#### Oak Ridge Park Trails and Show Rings

This 7-mile trail network offers equestrians and hikers a wide variety of trail options. Features include hilly terrain, creek crossings, bridges, flat open areas and two show-quality riding arenas which are open to the public except during special events. Open year-round.

#### Maxwell Hall Park Trails

Fourteen miles of trails for hikers and horses have features including flat wide-open riding, "intense" and hilly wooded terrain, cross country jumping course, trail obstacle course, and beachfront riding along the Patuxent River. Hikers and birders may use trails free of charge. A \$25 annual membership is required to ride at the facility. Open year-round.

### HIKING ONLY TRAILS

#### Gilbert Run Park Trail

This 1.6-mile nature trail travels along the edge of the 60-acre Wheatley Lake. Features include fishing pavilions, beaver colony observation deck, boardwalks and bridges. Open Mar-Nov.

#### Laurel Springs Park Trails

Winding around the edges of the athletic complex, this 1.6-mile trail is ideal for jogging or a quick lunch-hour stroll. Open year round.

#### Pisgah Park

The park offers a .75-mile paved walking trail with workout stations spaced along the trail. Open year-round.

#### Port Tobacco River Park & Tom Roland Natural Resource Area

Charles County's newest park boasts 3 miles of walking trails which offer excellent views of local wildlife. Open year-round.

## BOAT RAMPS AND FISHING

**Friendship Farm Park**  
(Free, open year-round dawn to dusk)

Single-lane boat ramp with access to the main stem of the Potomac and the extensive immediate protected waters of Nanjemoy Creek. Kayak launch available.

#### Gilbert Run Park

(No launch fee, open Mar-Nov with seasonal hours)  
Access for electric motors only to the 60-acre Wheatley Lake with fishing for bass, bluegill, trout, and catfish. Ramp for electric motors only. Canoes, pedal boats, and kayaks are welcome and available for rent. Fishing supplies and concessions are available.

#### Hatton Creek

(Free, open year-round dawn to dusk)  
Single-lane ramp with access to the Wicomico River. Directions from La Plata: take Rt. 301 south. Left on Rt. 257 towards Cobb Island. Left on Hatton Creek Road. Follow to end.

#### Mallows Bay Park

(Free, open year-round 5:30am-dusk)  
Single-lane ramp with protected access to the Potomac River. Recommended for small watercraft (shallow water). Kayak launch available. Directions from La Plata: take Rt. 6 west. Right on Liverpool Pt Road. Right on Rt. 224. Left on Wilson Landing Road. Follow to end.

#### Marshall Hall

(Free, open year-round dawn to dusk)  
Double ramp situated above Greenway Flats in Mount Vernon area of the Potomac River. Directions from Rt. 210 (Indian Head Hwy South). Make right turn onto Rt. 227. Follow to end.

# POINTS OF INTEREST

## EASTERN CHARLES COUNTY

### Benedict

Benedict, once a thriving Patuxent River port on the eastern edge of Charles County, holds the distinction of being among Maryland's earliest colonial ports, thanks to the 1683 Act for Advancement Trade. During the late 1600s, it was a hub for storehouses near wharves and witnessed a surge in shipbuilding. Fast forward to today, and this tranquil waterfront hamlet entices visitors with a range of fresh seafood from its riverside eateries. Whether arriving by boat to moor at the pier or driving through its picturesque countryside dotted with tobacco barns, farms, antique shops, and fresh produce stalls, Benedict offers a rich blend of history and charm.

### Bryantown Historic District

Situated beside the Zekiah Swamp, Bryantown was once teeming with federal troops on the hunt for John Wilkes Booth following his assassination of President Abraham Lincoln in 1865. Notable landmarks in the area include the historic Bryantown Tavern and St. Mary's Catholic Church and Cemetery, where visitors can find the resting place of Dr. Samuel A. Mudd.

### Waldorf

In 1872, the Baltimore and Potomac Railroad established a station in the fledgling farming community of Waldorf. The community grew considerably after the completion of the Potomac River bridge. Slot machine establishments lined Routes 301 and 5, attracting travelers to the restaurants and motels in Waldorf. Nightly entertainment, redolent of Las Vegas, was prominent. Today, Waldorf is the main hub in Charles County for retail, dining, lodging, and other attractions.



## WESTERN CHARLES COUNTY

### Indian Head

Incorporated in 1920, the town of Indian Head is home to the U.S. Naval Support Facility Indian Head. Visit the town to learn more about the legend behind its name. Today, Indian Head hosts an array of special events on the village green and serves as the western trailhead for the 13.1-mile Indian Head Rail Trail, which offers boating and paddling.

4195 Indian Head Highway, Indian Head

[www.townofindianhead.org](http://www.townofindianhead.org)

(301) 743-5511

### Marbury

Marbury is the home to Smallwood State Park, named for General William Smallwood and Smallwood's Retreat, Sweden Point Marina and a local art gallery visually just steps away from the Potomac River – Mattawoman Creek Art Center which offers yearly gallery art sales and exhibitions. Smallwood State Park supports numerous fishing tournaments a vital natural resource in the Potomac River and its tributaries. Further down the rural landscape is Chapman State Park, the home of Mount Aventine, a tidewater home with special events on Sundays from April – October.

### Nanjemoy

With Nanjemoy, Charles County is home to one of the most unique attractions in the Western Hemisphere. "The Ghost Fleet of Mallows Bay" includes dozens of historical vessels dating back to the Revolutionary War. The site's remnants offer unique archaeological, recreational, historical, cultural, educational, and environmental opportunities for visitors and resident. Enjoy the wildlife viewing area, fishing, boating and hiking. Mallows Bay Park is open year-round.

## SOUTHERN CHARLES COUNTY

### Cobb Island

At the confluence of the Potomac and Wicomico rivers on the southern tip of Charles County, Cobb Island offers abounds with visitors who come by land or water, friendly marinas, and great meals at local crab houses and family restaurants. A relaxing atmosphere beckons visitors to enjoy its scenic views, parks, historic sites, in addition to a unique coffee and wine house and the nearby Swan Point Golf Course.

### La Plata

The town of La Plata is the county seat of Charles County. It was originally founded in the 1870's when the Pennsylvania Railroad was granted a right of way to build its tracks and station. Today, La Plata is home to more than 9,000 people, and features an abundance of art galleries, live theaters, shopping, restaurants, and rich Maryland culture.

Town Hall, 305 Queen Anne Street, La Plata

[www.townoflaplata.org](http://www.townoflaplata.org)

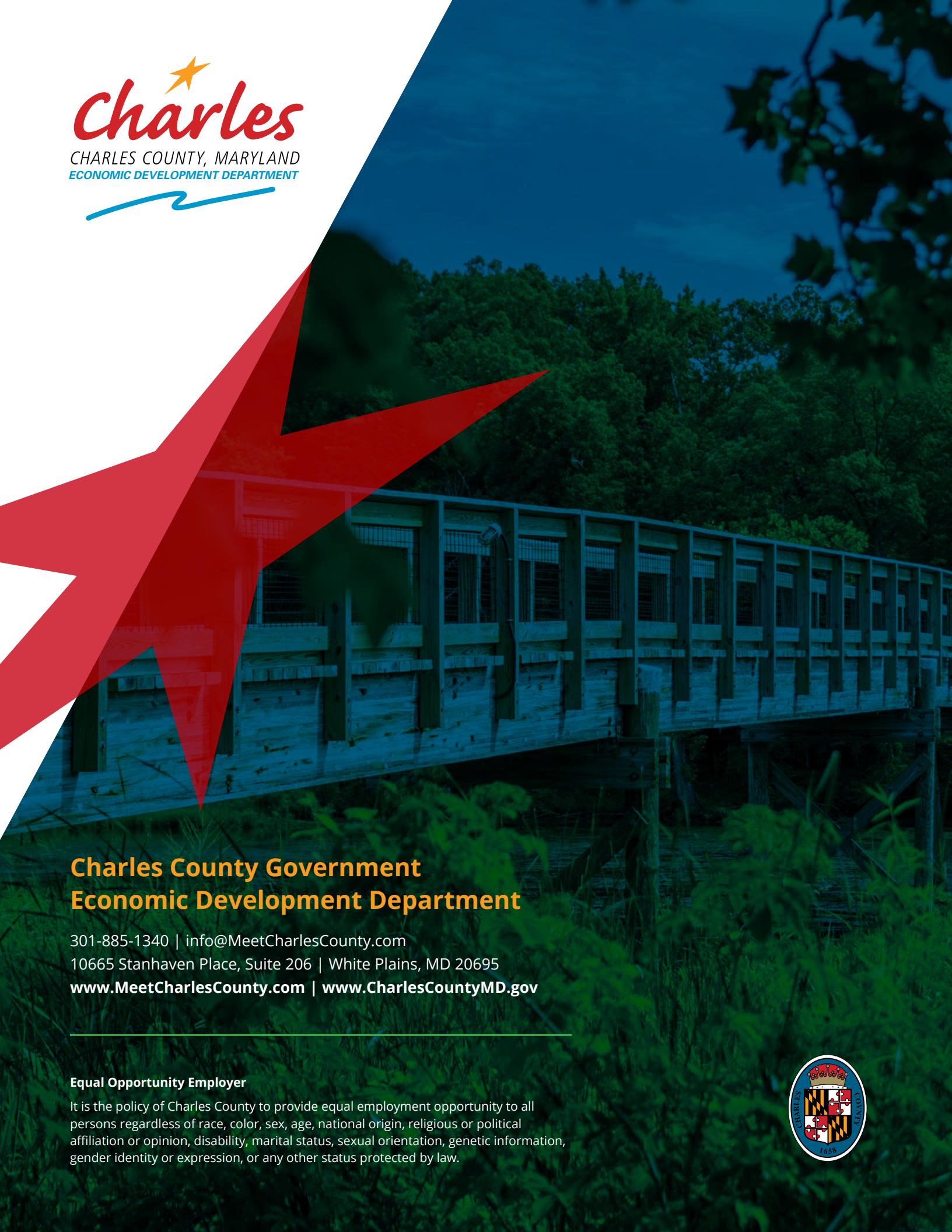
(301) 934-8421

### Pope's Creek

Pope's Creek, named for tobacco plantation owner Francis Pope, was once home to a large Native American population. During the Civil War, Pope's Creek was a favorite spot for crossing the Potomac River into Virginia. Pope's Creek offers waterfront crab houses for your summer dining delight, offering mouthwatering seafood.

### Port Tobacco Historic Village

Port Tobacco is one of the oldest communities on the East Coast and the smallest incorporated town in Maryland. The historic village is rich in history waiting to be discovered and explored. Seasonal archeology, guided tours, and curated programs reveal much of Charles County's colorful past.



## Charles County Government Economic Development Department

301-885-1340 | [info@MeetCharlesCounty.com](mailto:info@MeetCharlesCounty.com)  
10665 Stanhaven Place, Suite 206 | White Plains, MD 20695  
[www.MeetCharlesCounty.com](http://www.MeetCharlesCounty.com) | [www.CharlesCountyMD.gov](http://www.CharlesCountyMD.gov)

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### Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

