

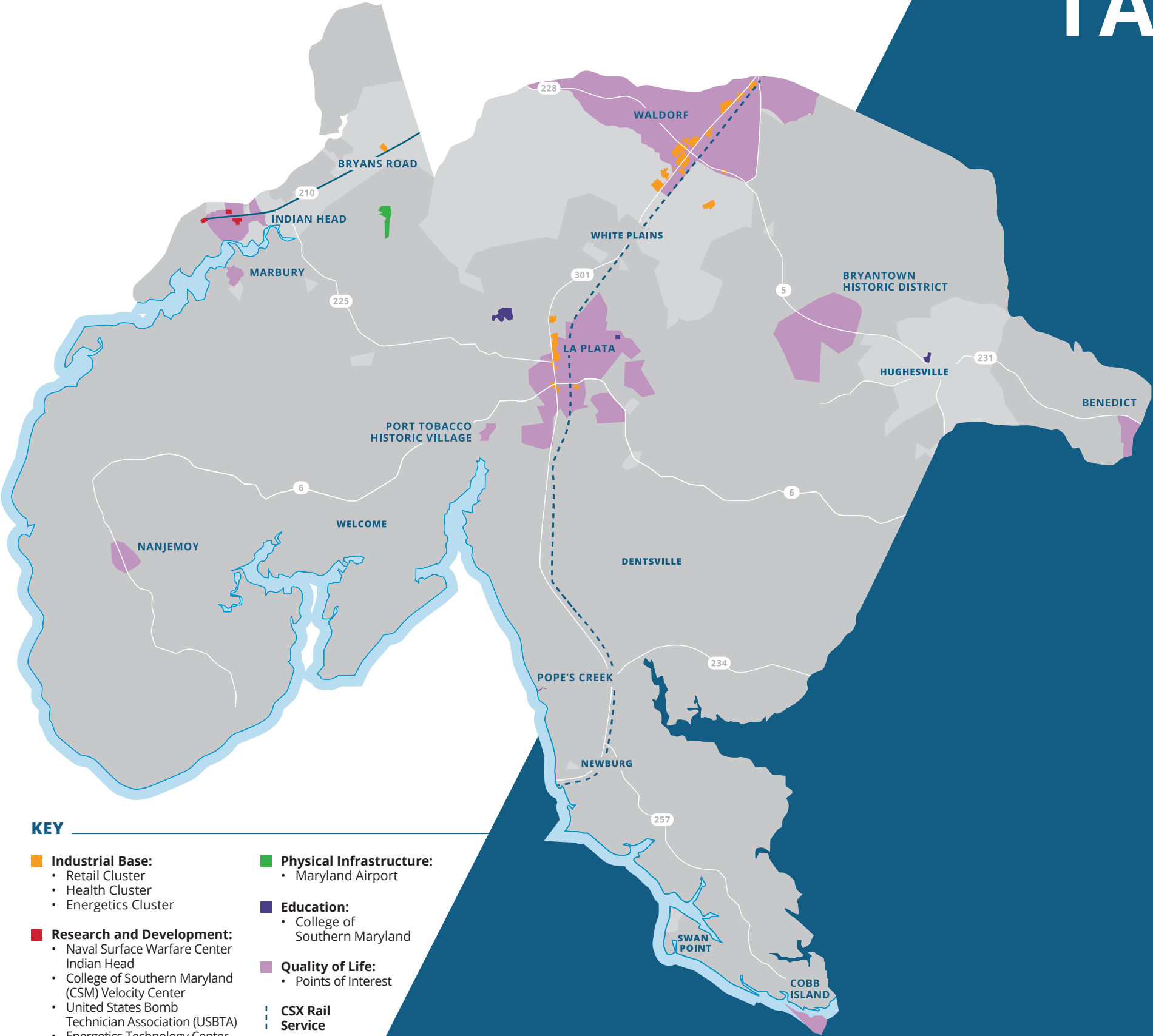
CHARLES COUNTY ASSET INVENTORY

Updated in 2024 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



Charles

MAJOR EMPLOYERS

Employer	2024	Product/Service
Charles County Board of Education	4,612	Public Education
Naval Support Facility (NSF) Indian Head*	4,272	Military Installation
Charles County Government	2,035	Local Government
University of Maryland Charles Regional Medical Center	841	Medical Services
College of Southern Maryland	711	Higher Education
Walmart/Sam's Club	638	Retail
Southern Maryland Electric Cooperative (SMECO)	527	Energy Products and Services
Waldorf Chevy/Cadillac, Honda, Ford, Toyota/Scion, Dodge	527	Retail
Safeway	466	Retail
Target	400	Retail
MedStar Shah	400	Medical Services
Lowe's	310	Retail
Amazon	300	Distribution
Chick-fil-A	253	Restaurants
Kaiser Permanente**	300	Medical Services
Genesis Health Care Waldorf/La Plata Center	211	Nursing Care
Darden Restaurants	201	Restaurants
The Wills Group	180	HQ/Fuel Distribution & Marketing
Home Depot (mostly PT employees)	174	Retail
Green Acres Nursing and Rehab	167	Nursing Care
McDonald's	160	Restaurants
Recovery Center of America	160	Medical Services
Spring Dell Center	144	Services -Dev. Disabled Individuals
Bloomin' Brands	141	Restaurants
Keller Transportation	139	Bus Transportation
CHUTES International	120	Construction Services
Cracker Barrel Old Country	113	Restaurants
Panera Bread	112	Restaurants
BJ's Wholesale Club	111	Retail
Best Buy	108	Retail
Shore United Bank	103	Banking
Modern Door	86	Manufacturing
ADJ Sheet Metal***	85	Metals / Manufacturing
Reliable Contracting	72	Construction Services
Sage Point Senior Living Services	53	Nursing Care

* number represents Federal, Military, and Contractor employees
** future employment supporting use project and future employment numbers
*** number represents Charles County employees only

Source: Charles County Economic Development Department, 2024

ENERGETICS CLUSTER

Energetics is the science behind explosives, propellants, and pyrotechnics. The Naval Surface Warfare Center Indian Head Division's (NSWC-IH) mission is to research, develop, test, evaluate, and produce energetic systems for U.S. fighting forces. The NSWC-IH is a billion-dollar enterprise, and the nation's largest full-spectrum energetics facility.

In 2023, an Energetics Comprehensive Modernization Plan (ECMP) called for the Department of Defense to modernize and drastically increase munitions production at NSWC-IH. The modernization plan will include 500 infrastructure projects over the next 10 years and receive approximately \$2 Billion in funds from the Navy. As NSWC-IH ramps up its production, both domestic and foreign tech companies are seeking a presence in Charles County in order to partner with NSWC-IH in munitions production.

In March of 2023, NSWC-IH announced a new public-private partnership 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.



HEALTHCARE CLUSTER

The healthcare services sector in Charles County comprises

415 BUSINESSES | **5,311** EMPLOYMENT ESTIMATE

As this sector experiences growth, it consistently broadens the range of services available to county residents. Prominent healthcare providers, including University of Maryland Medical System, 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 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.

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 replaced an existing building at 10 Saint Patrick's Drive in Waldorf. The second building is a new 20,000-square-foot facility 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 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 also contains a pharmacy.

In December of 2020, **Kaiser Permanente** announced plans to develop a medical center in Waldorf – a strategic location that is geographically centered for 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 60,000 square feet and employ about 200 medical personnel.

RETAIL CLUSTER

7,500 WORKERS

Estimated within retail 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

Rosewick Corner

Rosewick Road, La Plata
Square Footage: 7,000
Major Anchors: Aldi, University of Maryland Charles Regional Medical Group

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

Shops at Fairway Village (in progress)

1214 Smallwood Drive West, Waldorf
Major Anchors: Weis Market

Pinegrove (in progress)

St. Charles Parkway and Rosewick Road

Waldorf Station (in progress)

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

COMMERCIAL SECTOR MARKET CONDITIONS



OFFICE



RETAIL



INDUSTRIAL

OFFICE

The following table shows a summary of the office building inventory of for-lease properties. At the end of 2022, the office market was very tight with a 0% vacancy rate for Class A space and an overall 6.6% vacancy rate.

Charles County Office Market Characteristics Year End 2023

Type	Total RBA*	Vacancy Rate	Asking Rent
Class A	307,594	9.5%	\$26.03
Class B	1,838,744	4.6%	\$22.65
Class C	669,005	1.9%	\$23.42



RETAIL

The following table shows a summary of the retail space inventory of for-lease properties.

Charles County Retail Market Characteristics Year End 2023

Type	Total RBA*	Vacancy	Market Rent
Malls	1,104,528	18.2%	\$29.23
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

INDUSTRIAL

The following table shows a summary of the industrial space inventory of for-lease properties.

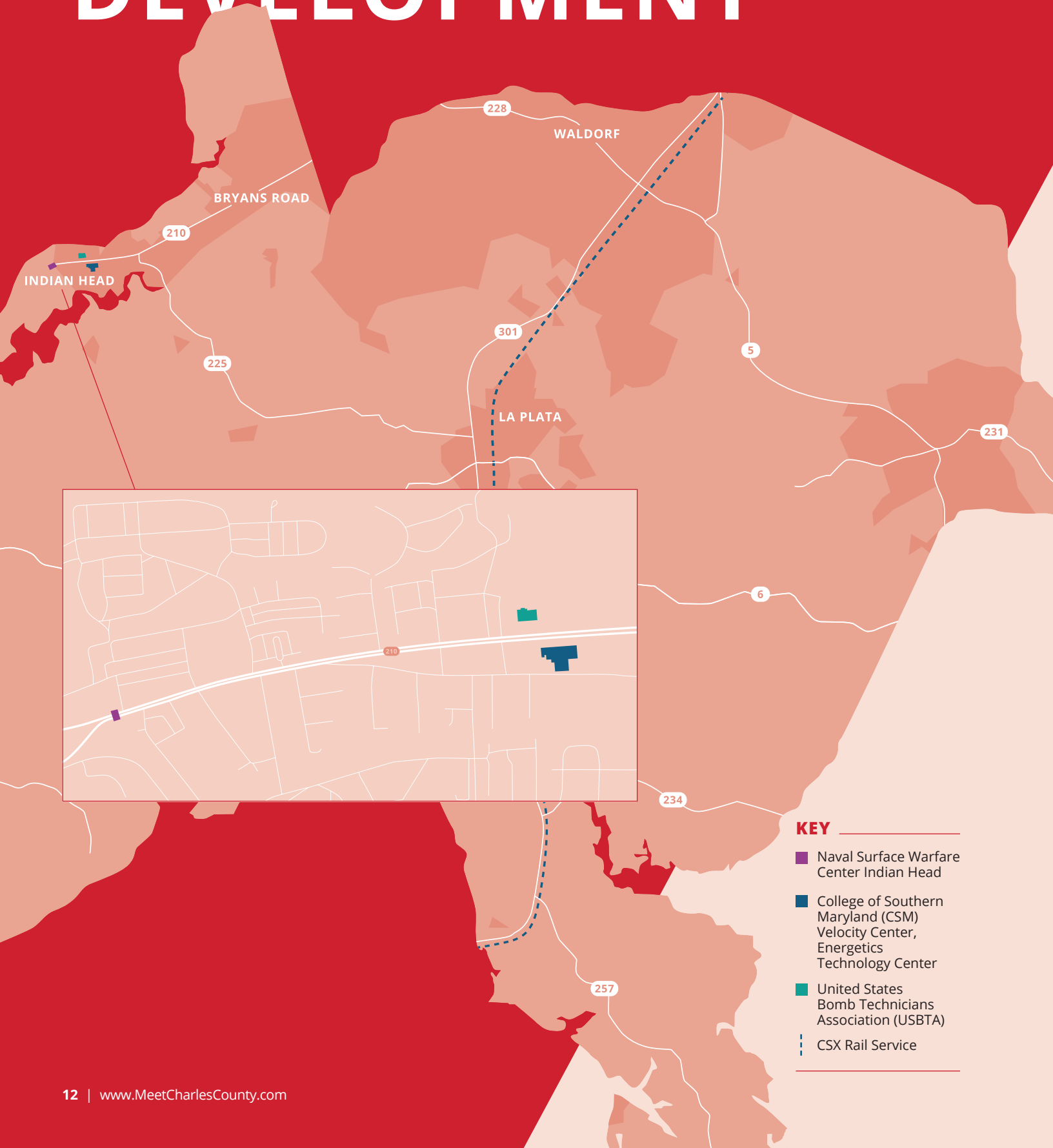
Charles County Logistics Market Characteristics Year End 2023

Type	Total RBA*	Vacancy	Market Rent
Industrial	3,264,357	7.1%	\$11.05
Flex	790,297	1.2%	\$12.34



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

RESEARCH *and* DEVELOPMENT



- KEY**
- Naval Surface Warfare Center Indian Head
 - College of Southern Maryland (CSM) Velocity Center, Energetics Technology Center
 - United States Bomb Technicians Association (USBTA)
 - CSX Rail Service

NAVAL SUPPORT FACILITY INDIAN HEAD

The Naval Support Facility Indian Head is a research and development facility operated by the U.S. Department of Defense (DoD). Their 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 Naval Support Facility Indian Head is a billion-dollar business. As the DoD's largest full-spectrum energetics facility and the Navy's energetic enterprise leader, they employ a primarily Maryland-based workforce of nearly 4,300 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 TECHNICIAN 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 NSF-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.

Created by Mid-Atlantic Development and anchored by the CSM Velocity Center, Velocity Park is planned as a future hub for defense contractor office spaces as well as retail, restaurants, and lodging. Plans are in development to build a 30,000 square foot, three-story Class A building and potential hotel in the Velocity Park.



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



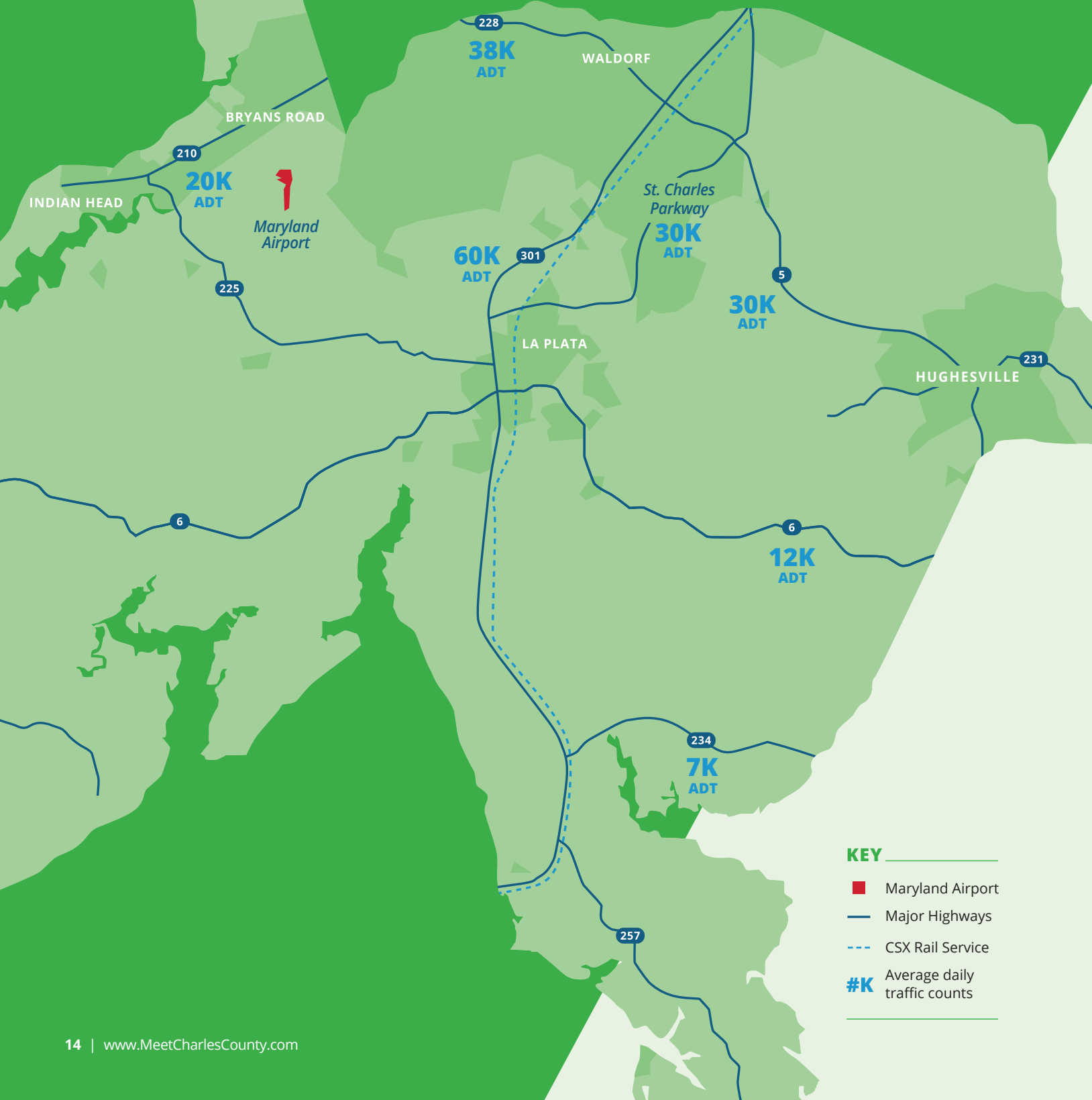
ENERGETICS TECHNOLOGY CENTER (ETC)

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 NSWC-IH. 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 the Town of Indian Head and 20 miles south of Washington, D.C. The airport has a 3,740 ft. runway, a terminal with lounge, and hangars for lease. Full-service aircraft fueling is available offering both 100LL and Jet A fuels.

The airport has been in existence since 1943 and was purchased in 2018 by PSM Holdings. Since acquisition, PSM Holdings has continued to invest in improvements to the airport and their efforts have paid off with increased interest and activity. For example, aircraft based at the airport increased from 64 in 2014 to 107 in 2023 and aircraft operations (takeoffs and landings) have increased from approximately 17,000 in 2014 to 22,000 in 2023.



PUBLIC TRANSIT

VanGo is Charles County's public transit bus system with routes serving commercial hubs and communities throughout the county. Together, 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

The Maryland Transit Administration (MTA) provides regional commuter bus service to Washington, DC from Charles County and the rest of Southern Maryland, with routes from commuter facilities throughout the community.

(410) 539-5000

www.mta.maryland.gov



HIGHWAYS

U.S. Route 301 (US 301) in the state of Maryland is a major highway that runs from the Potomac River northeast into Delaware. In Charles County, US 301 is the main north-south corridor from the county from and to Prince George's County and the D.C. metro area. An average of 60,000 cars travel on Route 301 each day.

Maryland Route 210 (MD 210) also known as Indian Head Highway, runs approximately 21 miles from Indian Head north to the District of Columbia boundary. MD 210 is a four- to six-lane divided highway that traverses Bryans Road in northwestern Charles County and Oxon Hill, Fort Washington, and Accokeek in southwestern Prince George's County. The highway also provides access Interstates I-95, I-495, and I-295.

Maryland Route 5 (MD 5) is a 74-mile long state highway that runs from Point Lookout in St. Mary's County north to Washington, D.C. In Charles County the route serves Hughesville and continues north into the Waldorf area, where it eventually merges onto U.S. Route 301 and enters Prince George's County.



GOVERNOR HARRY W. NICE MEMORIAL SENATOR THOMAS "MAC" MIDDLETON BRIDGE

Spanning 1.7 miles from Charles County to King George County, Virginia, through U.S. Route 301, the Nice/Middleton Bridge is an essential thoroughfare for work, business, and leisure over the Potomac River. Since reopening on October 12, 2022, the bridge has become an essential link for national security and daily life, accommodating 6.8 million vehicles annually. Replacing an 82-year-old structure, the Nice/Middleton Bridge doubles capacity with four 12-foot lanes, improved safety with a barrier-separated median, up-to-date safety features, all electronic tolling, and a 135-foot clearance for ships.

COMMUNICATIONS

Verizon

Speed up to 1 Gbps. Provides fiber internet, DSL internet, 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

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/
(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
(844) 927-4427

WATER AND SEWER

The Utilities Division of the Charles County 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
(301) 645-0624

WESTERN CHARLES COUNTY TECHNOLOGY CORRIDOR

The Town of Indian Head is undergoing a surge of redevelopment activity that is driven by the growth of NSF-IH. Notable projects include:

OASIS FRESH FOODS MARKET

- Oasis Fresh Foods Market is the first dedicated grocery store in the Town of Indian Head in more than two decades. It offers fresh, affordable produce, meats, fish and other staples as well as locally sourced prepared foods.
- Parcels surrounding the market provide parking and a community garden.
- In addition to the supermarket, Oasis also shares a space with Papaleo's Ice Cream, which will feature premium small-batch ice creams from Baltimore's Taharka Brothers, another mission driven start up.
- The building also includes seven rental apartments.
- The market's proprietors, also own nearby Clarity Coffee House and Pentagon Suites, an extended stay hotel serving NSF-IH contractors.



VELOCITY PARK

- Velocity Park is a site being developed by Triumph Development. It is anchored by the CSM Velocity Center and the Energetics Technology Center (ETC). The Velocity Center is the result of an initiative proposed by NSWC-IH in 2015 to create an innovation center in the Town of Indian Head to support US Navy engagement with customers and create off-base collaboration space.
- The College of Southern Maryland (CSM) operates the Velocity Center which includes meeting rooms and a roughly 2,000 square foot Makerspace. It is a collaborative community workspace equipped with a variety of maker equipment including 3D printers/scanners, laser cutters, and other machines for small scale manufacturing. The Energetics Technology Center is a non-profit organization that provides engineering and data analytics services, policy and technology development to government, academia, and private industry.
- Future plans for Velocity Park include a three story, 30,000 square foot office building and a hotel.



CARPENTER'S GARAGE

- The historic home to a garage and car dealership is being renovated by the Energetics Technology Center to create office space targeted to contractors working for NSF-IH that need an off-base location.
- The property includes two buildings that are joined by a courtyard and will include a total of 4,100 SF.
- The renovations are projected to be completed by spring of 2025.



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

MAJOR PROJECTS AND SITES

WESTERN CHARLES COUNTY TECHNOLOGY CORRIDOR

- In July 2022, the Charles County Board of Commissioners approved a designated area, named the Western Charles County Technology Corridor, where technology-related businesses can start, relocate, and grow. This new designation will support the marketing and branding of the area.
- The Western Technology Corridor sits within a forty-minute drive of major federal labs and military installations in Baltimore, Richmond, and Washington D.C.
- More than 130 businesses are currently located within the Corridor, which includes three districts: Indian Head, Bryans Road and the Maryland Airport. Each of these districts will offer specific incentives and complementary support services to attract new technology businesses driven by the growth of NSF IH.
- The Western Technology Corridor offers a skilled workforce, a lower cost of business, and a prime location for working with any of the three major commercial centers mentioned above.

WESTERN *Charles* COUNTY
TECHNOLOGY
CORRIDOR



OPPORTUNITY SITES

BOYS AND GIRLS CLUB PROJECT

- The Boys and Girls Club of Southern Maryland has purchased a former bank site on Indian Head Highway and is planning to renovate the building.
- Renovations include a computer lab, game room, and reading room enabling the Boys and Girls Club to expand their services from three days to five days per week.
- The project is currently underway and slated to open winter 2025.



MARYLAND TECHNOLOGY CENTER

- Celebrating its 2nd anniversary in May 2024, the 30,000 square-foot, Maryland Technology Center (MTC) in Indian Head serves as an innovative model for public/private partnerships.
- Beginning in late 2023, the United States Bomb Technician Association (USBTA) Bomb Disposal Technology and Training Center began the process of expanding its footprint from 13,000 sq ft to encompass all 30,000 sq ft of the newly renovated building. This unique and first of its kind “Center of Excellence” serves as a consortium/partnership with Federal, DOD, industry, academic institutions, and non-profit organizations to support the bomb technician community, first responders, FBI, Department of Defense and Department of Homeland Security.
- In 2023, the USBTA hosted over 20 government, private sector and Industry meetings or trainings. In total the USBTA generated over 10,000 hours of training.



MARYLAND AIRPORT

- The Maryland Airport is a privately owned, general aviation airport in western Charles County, located four miles east of the Town of Indian Head, one mile south of Bryans Road, and 20 miles south of Washington, D.C.
- The Airport Master Plan for the Maryland Airport was approved by the Federal Aviation Administration (FAA) and Maryland Aviation Administration (MAA) in 1999.
- The Maryland Airport was purchased in early 2019 by PSM Holdings with the expressed intentions of completing a planned runway extension and making other significant improvements to airport infrastructure.
- The Charles County Commissioners are currently considering a rezoning proposal for the land surrounding the airport from the Watershed Conservation District to a new Aviation Business Park Zone. This proposal includes a 50-acre parcel owned by the County which could anchor a technology campus related to activities at NSF-IH.



WALDORF STATION

- Waldorf Station is a 145-acre mixed-use project in Waldorf, Maryland at the intersection of U.S. Route 301 and Maryland Route 5.
- Greenberg Gibbons plans to develop the site into an open-air mixed-use development and will lease and manage the property bringing quality shops and restaurants to the region.
- The project is slated to comprise residential elements, including townhouses, conventional apartments and assisted living. Non-residential components will include retail, hospitality, entertainment, and office space.
- Construction is underway on the first residential phase of the project on the eastern portion of U.S. Highway 301.
- Concurrent with the construction of Waldorf Station will be the completion of the Western Parkway, which will link the St. Charles Towne Center in south Waldorf to U.S. 301 at Waldorf Station. The first two phases of construction are complete, and the final phase of the Western Parkway is underway.



BERRY POINTE

- St. John Properties has begun construction on the Berry Pointe Business Park in Waldorf. Set to become the largest office, flex, R&D, and retail development in the county's history, Berry Pointe will feature 61,880 square feet of office space, 551,520 square feet of flexible R&D space, and 37,850 square feet of supporting retail. Once completed, the development is expected to generate over 2,100 jobs, contributing significantly to the county's economic growth and vitality.
- The first phase of development will include 2 flex buildings, a gas station and other retail uses.



KAISER PERMANENTE

- In December of 2020, Kaiser Permanente announced plans to develop a medical center in Waldorf – a strategic location that is geographically center for 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 2026.
- The facility will be approximately 60,000 square-feet and employ about 100 medical personnel.
- The fully integrated medical center will include primary and specialty care, as well as 24/7 advanced urgent care. These clinical services will be supported by a full complement of ancillary departments including pharmacy, clinical lab, and diagnostic imaging.



MORGANTOWN

- In June 2022, GenOn Holdings Inc., ceased operations of the coal-fired Morgantown Generating Station.
- The 350-acre Morgantown property is being actively marketed by a national commercial real estate brokerage company.
- Given its location and access to highway, rail, and water, the property has significant potential.
- Several industrial development firms have expressed interest in the property

WORKFORCE

AND OCCUPATIONAL SKILL LEVELS

Workforce and occupational data for Charles County in 2024 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:

89,222 RESIDENTS

In Charles County were employed in 2024

59,648

Held positions typically classified as white-collar

15,607

Were in roles commonly labeled as blue-collar

Occupation	Employed	Percent
White Collar	59,648	66.9%
Management	11,068	12.4%
Business/Financial	8,498	9.5%
Computer/Mathematical	7,366	8.3%
Architecture/Engineering	2,326	2.6%
Life/Physical/Social Sciences	1,030	1.2%
Community/Social Service	1,147	1.3%
Legal	1,129	1.3%
Education/Training/Library	5,516	6.2%
Arts/Design/Entertainment	1,299	1.5%
Healthcare Practitioner	4,348	4.9%
Sales and Sales Related	6,286	7.0%
Office/Administrative Support	9,635	10.8%
Blue Collar	15,607	17.5%
Farming/Fishing/Forestry	103	0.1%
Construction/Extraction	4,682	5.2%
Installation/Maintenance/Repair	3,051	3.4%
Production	2,130	2.4%
Transportation/Material Moving	5,641	6.3%
Services	13,967	15.7%
Healthcare Support	2,136	2.4%
Protective Service	4,193	4.7%
Food Preparation/Serving	3,259	3.7%
Building Maintenance	1,765	2.0%
Personal Care/Service	2,614	2.9%
Total	89,222	100%

Source: Esri; CC EDD 2024

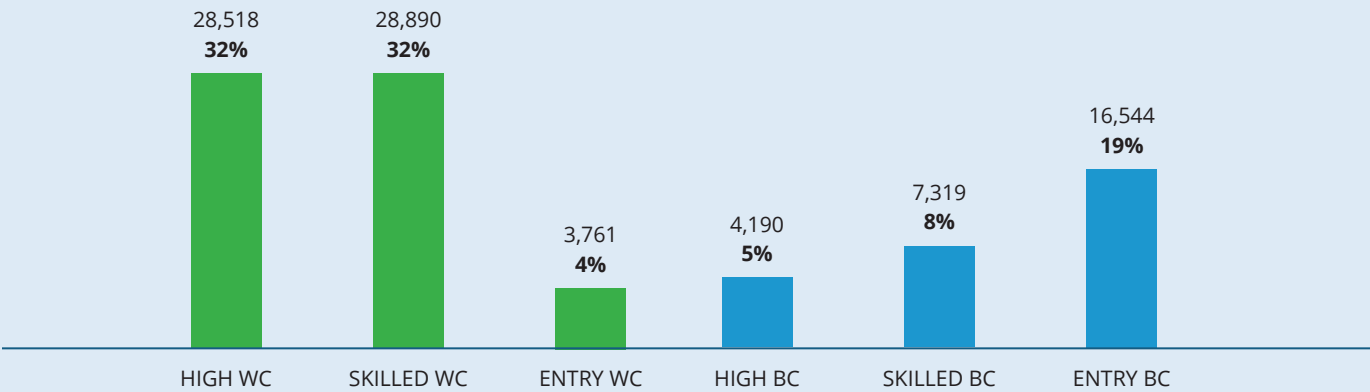
Occupational data is segmented based on job type and proficiency to discern the skill levels within Charles County's active labor force. These classifications arise from informed evaluations of the skill and educational prerequisites of broad operational categories.

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.

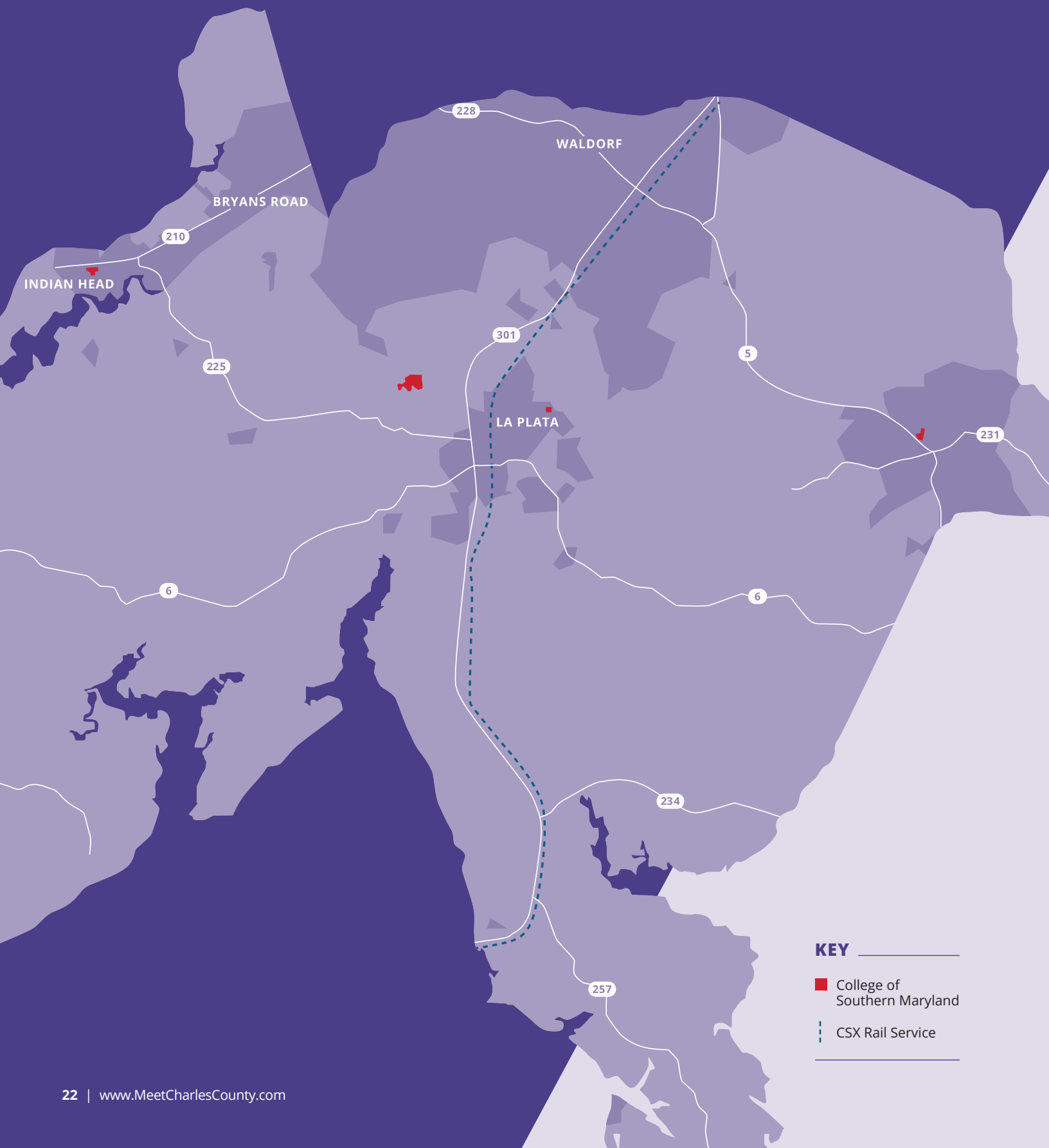
OCCUPATIONAL SKILL LEVELS

Charles County 2024



The Occupational Skill Levels graphic shows that the highly skilled white-collar and skilled white-collar categories comprised 64 percent of Charles County's labor force, and 4 percent occupied the entry-level white-collar category. In 2024, 32 percent of Charles County's active labor force occupied blue-collar jobs.

EDUCATION



KEY

- College of Southern Maryland
- CSX Rail Service

27,598
ENROLLMENT

92%
ATTENDANCE RATE

Enrollment and Attendance
90%
GRADUATION RATE

1001
AVERAGE SAT

487
MATH

Test Scores
513
VERBAL

Source: Maryland State Department of Education, Charles County Schools Report Card, 2023

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 and 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



Biotechnology

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



Information Technology (IT)

- IT Networking Academy
- Cyber Science
- Computer Science



Human Resource Services

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



Manufacturing, Engineering, and 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.



28,123

CCPS ENROLLMENT
(2025 Projection, includes Pre-K)

3,918

TOTAL
EMPLOYEES

K-12 PUBLIC SCHOOL SYSTEMS SCHOOL LISTINGS

ELEMENTARY SCHOOLS

Dr. James Craik Elementary School
7725 Marshall Corner Road
Pomfret, MD 20675
(301) 753-1742
Jason Deihl, Principal

Dr. Thomas L. Higdon Elementary School
12872 Rock Point Road
Newburg, MD 20664
(301) 753-1766
Shannon Finnegan, Ed.D., Principal

Mt. Hope/Nanjemoy Elementary School
9275 Ironsides Road
Nanjemoy, MD 20662
(301) 753-1761
Louis D'Ambrosio, Principal

Malcolm Elementary School
14760 Poplar Hill Road
Waldorf, MD 20601
(301) 753-1747
Scott Hangey, Principal

T.C. Martin Elementary School
6315 Olivers Shop Rd,
Bryantown, MD 20617
(301) 753-1748
Ethel Hosendorf, Principal

Walter J. Mitchell Elementary School
400 Willow Lane
La Plata, MD 20646
(301) 753-1760
Diedra Barnett, Principal

Mary H. Matula Elementary School
6025 Radio Station Road
La Plata, MD 20646
(301) 753-1780
Carrie Richardson, Principal

C. Paul Barnhart Elementary School
4800 Lancaster Circle
Waldorf, MD 20603
(301) 753-1781
Caroline Burke, Principal

William B. Wade Elementary School
2300 Smallwood Drive W
Waldorf, MD 20603
(301) 753-1769
William Miller, Principal

Dr. Samuel A. Mudd Elementary School
820 Stone Avenue
Waldorf, MD 20602
(301) 753-1762
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) 753-2086
Michael Hoffman, Principal

Berry Elementary School
10155 Berry Road
Waldorf, MD 20603
(301) 753-1782
LeighAnn McLaud, Principal

J.C. Parks Elementary School
3505 Livingston Road
Indian Head, MD 20640
(301) 753-1763
Hughes Valmond, Principal

Gale-Bailey Elementary School
4740 Pisgah Marbury Road
Marbury, MD 20658
(301) 753-1743
Tangela Scales, Ed.D., Principal

Indian Head Elementary School
4200 Indian Head Highway
Indian Head, MD 20640
(301) 753-1746
Shane Blandford, Principal

Dr. Gustavus Brown Elementary School
421 University Drive
Waldorf, MD 20602
(301) 753-1741
Karen Lewis, Principal

Daniel of St. Thomas Jenifer Elementary School
2820 Jenifer School Lane
Waldorf, MD 20603
(301) 753-1768
Kevin Jackson, Principal

Arthur Middleton Elementary School
1109 Copley Avenue
Waldorf, MD 20602
(301) 753-1749
Nicole Hawkins, Principal

Eva Turner Elementary School
1000 Bannister Circle
Waldorf, MD 20602
(301) 753-1765
Courtney Hrobak, Principal

J.P. Ryon Elementary School
12140 Vivian Adams Drive
Waldorf, MD 20601
(301) 753-1764
Nicholas Adam, Principal

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

MIDDLE SCHOOLS

Piccowaxen Middle School
12834 Rock Point Road
Newburg, MD 20664
(301) 753-1785
Wualanda Thenstead, Principal

Phoenix International School of the Arts (PISOTA)
95 Catalpa Drive #100
La Plata, MD 20646
(301) 753-2098
R. Demetri Sermons, Ed.D., Principal

Theodore G. Davis Middle School
2495 Davis Road
Waldorf, MD 20603
(301) 753-2082
Robert Griffiths, Principal

Milton M. Somers Middle School
300 Willow Lane
La Plata, MD 20646
(301) 753-1787
Gary Lesko, Principal

John Hanson Middle School
3165 John Hanson Drive
Waldorf, MD 20601
(301) 753-1783
Benjamin Kohlhorst, Principal

Mattawoman Middle School
10145 Berry Road
Waldorf, MD 20603
(301) 753-1789
Anthony Carroll, Principal

General Smallwood Middle School
4990 Indian Head Highway
Indian Head, MD 20640
(301) 753-1786
Orlena Whatley, Principal

Matthew Henson Middle School
3535 Livingston Road
Indian Head, MD 20640
(301) 753-1784
Christina Caballero, Principal

Benjamin Stoddert Middle School
2040 Saint Thomas Drive
Waldorf, MD 20602
(301) 753-1788
Marquelle Peavy, Acting Principal

EDUCATIONAL CENTERS

Early Childhood Education Center
8730 Mitchell Road
La Plata, MD 20646
(240) 776-5804
Candice Vallandingham-Adam,
Coordinator

Early Childhood Education Center
3155 John Hanson Drive
Waldorf, MD 20601
(240) 776-5803
Ashley Valenzuela-Carrington,
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
Corey Dobbins, Principal

HIGH SCHOOLS

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) 753-1754
Douglass Dolan, Principal

Maurice J. McDonough High School
7165 Marshall Corner Road
Pomfret, MD 20675
(301) 753-1755
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) 753-1756
Shanif Pearl, Principal

Henry E. Lackey High School
3000 Chicamuxen Road
Indian Head, MD 20640
(301) 753-1753
Cheryl Davis, Principal

Westlake High School
3300 Middletown Road
Waldorf, MD 20603
(301) 753-1758
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.*

VALUES
*Collaboration, equity, excellence, inclusivity, innovation,
integrity, and respect.*

LEADERSHIP
Yolanda Wilson, Ed.D.
President
Suzanne Wilson Summers, Ph.D.
Chief Academic Officer 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 Policy, Government Relations,
and General Counsel
Ellen Flowers-Fields
Vice President of Continuing Education and Workforce
Development (CWD)
Ron Price
Vice President of People, Culture, and Equity (PCE)
Valarie Burks
Chief Information Office and Vice President of
Information Management (IMT)
Jeane Wharton
Executive Director, CSM Foundation



8730 Mitchell Road, PO Box 910, La Plata
(301) 934-2251
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 La Plata 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

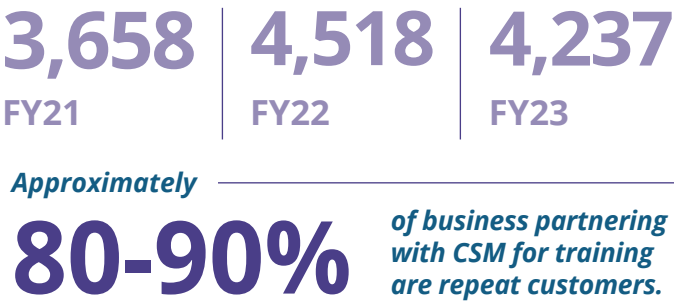
PARTNERSHIPS AND ARTICULATION AGREEMENTS

CSM graduates who meet certain criteria are given priority enrollment or guaranteed admission into partner institutions worldwide. **CSM offers 300+ 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:



COLLEGE OF SOUTHERN MARYLAND AWARDS BY AWARD TYPE BY FISCAL YEAR

Award Type	2020	2021	2022	2023	2024
Associate of Applied Science	167	196	179	208	165
Associate of Arts	516	496	429	382	326
Associate of Arts in Teaching	11	14	12	9	17
Associate of Science	230	248	272	255	235
Associate of Science in Engineering	8	14	18	15	10
Certificate	722	1,087	663	756	555
Letter of Recognition	295	460	319	363	334
Credit-Free Certificate	498	436	738	431	405
All Awards	2,447	2,951	2,630	2,419	2,047

Planning, Institutional Effectiveness, and Research (PIR)
September 2024

CREDIT ENROLLMENT (FY23)

Average Class Size	16:1
State-Funded Full-Time Equivalent	3,090
Average Age	24
Total Credit Students	7,622

ONLINE EDUCATION (FY23)

Number of online programs and certificates	11
Total enrollment in online Courses	26,207

CONTINUING EDUCATION STUDENTS (FY23)

Total Continuing Education Students	7,017
Total Full-Time Equivalent Enrollment	499
Enrollments in contract training	4,237
Total enrollment in workforce training courses	6,355
Job Preparation	296
Licensure	5,099
Job Skills Enhancement	960
Total Enrollments in Lifelong Learning Courses	3,927
Total Credit and Continued Ed. Students	14,329

FINANCIAL CAPITAL

FINANCIAL CAPITAL INSTITUTIONS

LA PLATA

- **Shore United Bank**
202 Centennial Street, La Plata, Maryland 20646
- **Virginia Partners Bank**
115 E. Charles Street, La Plata, Maryland 20646
- **Truist Bank**
6640 Crain Highway, La Plata, Maryland 20646
- **WesBanco Bank**
101 Charles Suite, Suite 102, La Plata, Maryland 20646
- **PNC Bank Hawthorne Road**
6315 Crain Highway, La Plata, Maryland 20646
- **Shore United Bank**
101 Drury Drive, La Plata, Maryland 20646
- **Wells Fargo Bank Rosewick Crossing**
100 Rosewick Rd., La Plata, Maryland 20646

WALDORF

- **M&T Bank Waldorf**
11175 Mall Circle, Waldorf, Maryland 20603
- **Bank of America Charles County Plaza**
3255 Crain Highway, Waldorf, Maryland 20603
- **PNC Bank Berry Road**
3135 Crain Highway, Waldorf, Maryland 20603
- **Shore United Bank Head Office**
3035 Leonardtown Road, Waldorf, Maryland 20601
- **Truist Bank Waldorf**
3070 Leonardtown Road, Waldorf, Maryland 20601
- **Wells Fargo Bank Waldorf**
3050 Waldorf Market Place, Waldorf, Maryland 20603
- **WesBanco Bank Waldorf**
3135 Leonardtown Road, Waldorf, Maryland 20601

BRYANS ROAD

- **WesBanco Bank Bryans Road**
7175 Indian Head Highway, Bryans Road, Maryland 20616
- **Shore United Bank**
8010 Matthews Rd., Bryans Road, Maryland 20616

CREDIT UNIONS

- **Andrews Federal Credit Union**
2595 Crain Hwy, Waldorf, Maryland 20601
- **Cedar Point Federal Credit Union**
11100 Weymouth Ct Waldorf, Maryland 20603
- **Educational Systems Federal Credit Union**
169A Smallwood Village Ctr, Waldorf, Maryland 20602

TEDCO Venture Fund:



TEDCO Seed Funds:



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.

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

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

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.

Commercial property owners must apply for the credit through the Economic Development Department. Once approved, the credit will be applied to the new taxes generated by the increase in property value, as assessed by the State of Maryland.

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 INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY (MIDFA)

The Maryland Industrial Development Financing Authority (MIDFA) fosters private sector investment in economic development projects through the insurance of financial obligations and the issuance of taxable and tax-exempt bonds. The program promotes greater access to capital for small and medium-sized businesses and supports historically disadvantaged and rural enterprises. Funds can be used to cover costs of land acquisition, building acquisition, construction costs, machinery and equipment, furniture and fixtures, leasehold improvements, certain eligible "soft costs," energy-related projects, and working capital.

MIDFA enhances access to capital by issuing private activity revenue bonds and offering credit insurance through loan guarantees, which help mitigate lender risk. MIDFA is open to commercial and industrial businesses in a Priority Funding Area (with the exception of retail), manufacturers, not-for-profit entities, and daycare providers.



OPPORTUNITY ZONES

Opportunity Zones stimulate business investments in certain areas to generate positive economic standings and improve the quality of life for residents. Taxes on capital gains are deferred, reduced, or even eliminated when invested in opportunity zones. These initiatives also provide federal income tax benefits for investments in designated communities for the next 10 years.

Charles County has designations in three areas:

- An area west of US 301 in Waldorf—the southbound side—from the county line to Berry Road, encompassing the proposed Waldorf Station (Greenberg Gibbons) development
- The Town of Indian Head
- An area east of US 301 in Waldorf—the northbound side—from the County line to Berry Road, encompassing the Waldorf Urban Redevelopment Corridor

RECORDATION TAX CREDIT

Eligible businesses may be considered for full or partial waiver of recordation tax. The business must maintain at least 10 or more new, permanent full-time positions or make a capital investment sufficient to increase annual commercial tax revenue substantially. New, relocating, or expanding businesses are eligible for consideration, provided they create jobs that offer above-average wages for Charles County and/or make significant capital investments.

HUBZONE

The Small Business Association (SBA) operates the HUBZone program to assist small companies that do business and employ people in Historically Underutilized Business (HUB) zones.

Businesses participating in the HUBZone program are eligible to compete for the program's set-aside contracts. HUBZone-certified enterprises also get a 10 percent price evaluation preference in full and open contract competitions. In Charles County, the Town of Indian Head and a part of Waldorf qualify for this program.

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	Encourages private sector investments with insurance, and the issuance of tax-exempt and taxable revenue bonds for projects located in Priority Funding Areas. Uses include land acquisition, building acquisition, construction costs and more.
Maryland Nonprofit Development Center Program and Fund - Nonprofit, Interest-Free, Micro Bridge Loan Account (NIMBL)	Nonprofit	Provides short-term financing support to qualifying nonprofit entities between the award date of a government contract and the actual receipt date of those awarded funds.
Maryland Small Business Development Fund Authority (MSBDFA)	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 and 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.
Port of Baltimore Emergency Business Assistance Program	International, Small Business, Manufacturing, General, Energy, Agriculture	Provides grants to eligible businesses that rely on the use of or access to the Port and whose business operations or shipments are hindered or halted entirely due to the redacted operations of the Port following the Francis Scott Key Bridge Collapse

Source: Maryland Department of Commerce



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 (QMT), 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 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

CHARLES COUNTY CHAMBER OF COMMERCE

303 Charles Street, Suite 100
La Plata, MD 20646
(301) 932-6500
info@charlescountychamber.org
www.charlescountychamber.org

Kathy Guzman, *President & CEO*
Marlon Brown, *Chair, Board of Directors*
Natonya Thomas, *Vice Chair, Board of Directors*

Committees:

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

MILITARY ALLIANCE COUNCIL (MAC)

4185 Indian Head Highway
Indian Head, MD 20640
www.maccharlescounty.com

Pam Frank, *Executive Director*
Steve Mitchell, *Chair*
Michelle Goodwin, *Vice Chair*

SOUTHERN MARYLAND MINORITY CHAMBER OF COMMERCE

10665 Stanhaven Place, Suite 300A
White Plains, MD 20695
www.smmcoc.org

Pamela Minor, *President/CEO and Executive Committee*
Edsel Brown Jr., *Chair, Board of Directors*

SOUTHERN MARYLAND ASSOCIATION OF REALTORS

8440 Old Leonardtown Road, Suite 211
Hughesville, MD 20637
www.southernmarylandrealtors.org

Richard "RJ" Marshall, *CEO*
Michael Funk, *President, Board of Directors*



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@townoflaplata.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
200 Baltimore Street, P.O. Box 2150
La Plata, MD 20646 – 2150
(301) 645-0550, (301) 870-3000;
1-877-807-8790 (toll free)
collinsr@charlescountymd.gov

Point of Contact: Crystal Hunt
HuntC@charlescountymd.gov
(301) 645-0576, ext. 2576

Thomasina O. Coates
Commissioner Member | District 2

County Government Building
200 Baltimore Street, P.O. Box 2150
La Plata, MD 20646 – 2150
(301) 645-0550, (301) 870-3000;
1-877-807-8790 (toll free)
coatest@charlescountymd.gov

Point of Contact: Michelina Coates
coatesm@charlescountymd.gov
(301) 645-0686, ext. 2686

Ralph E. Patterson II
Commissioner Vice-President | District 4

County Government Building
200 Baltimore Street, P.O. Box 2150
La Plata, MD 20646 – 2150
301-645-0550, 301-870-3000;
1-877-807-8790 (toll free)
pattersr@charlescountymd.gov

Point of Contact: Anita Nichols-Swan
swannan@charlescountymd.gov
(301) 885-2755

Amanda M. Stewart, Ed.D.
Commissioner Member | District 3

County Government Building
200 Baltimore Street, P.O. Box 2150
La Plata, MD 20646 – 2150
(301) 645-0550, (301) 870-3000;
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stewarta@charlescountymd.gov

Point of Contact: Kenberly Stephens
stephken@charlescountymd.gov
(301) 645-0552, ext. 2552

Gilbert (B.J.) O. Bowling, III
Commissioner Member | District 1

County Government Building
200 Baltimore Street, P.O. Box 2150
La Plata, MD 20646 – 2150
(301) 645-0550, (301) 870-3000;
1-877-807-8790 (toll free)
bowlingg@charlescountymd.gov

Point of contact: Julie Losh
LoshJ@charlescountymd.gov
(301) -645-0558, ext. 2558

STATE REPRESENTATIVES

Arthur C. Ellis
Senator | District 28 | Charles County

James Senate Office Building, Room 302
11 Bladen Street
Annapolis, MD 21401
(401) 841-3616
arthur.ellis@senate.state.md.us

Debra M. Davis
Delegate | District 28 | Charles County

Lowe House Office Building, Room 204
6 Bladen Street
Annapolis, MD 21401
(410) 841-3337, (301) 858-3337
debra.davis@house.state.md.us

Edith J. Patterson
Delegate | District 28 | Charles County

429 Lowe House Office Building
6 Bladen Street
Annapolis, MD 21401
(410) 841-3247, (301) 858-3247
Edith.Patterson@house.state.md.us

C.T. Wilson
Delegate | District 28 | Charles County

231 Taylor House Office Building
6 Bladen Street
Annapolis, MD 21401
410-841-3325, (301) 858-3325
ct.wilson@house.state.md.us

Mark A. Jackson
Senator | District 27
Charles, Calvert, and Prince George's County

3 West Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401
(301) 858-3700, (410) 858-3700
michael.jackson@senate.state.md.us

Kelvin M. Harris
Delegate | District 27A
Charles and Prince George's County

225 Lowe House Office Building
6 Bladen Street
Annapolis, MD 21401
(410) 841-3257, (301) 858-3257
kevin.harris@house.state.md.us

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
(202) 224-4524, (301) 860-0414
www.cardin.senate.gov/
help-with-federal-agencies/

Point of Contact: **Roderick Lewis**
Vista Gardens Marketplace
10201 Martin Luther King, Jr. Hwy, Suite 210
Bowie, MD 20720
(301) 860-0414
Roderick_Lewis@cardin.senate.gov

Chris Van Hollen
US Senator | Represents Maryland

DC: 730 Hart Senate Office Building
Washington, DC 20510
Local: 60 West Street Suite 107
Annapolis, MD 21401
(Anne Arundel and Southern Maryland Office)
(202) 224-4654, (410) 263-1325
www.vanhollen.senate.gov/contact/

Point of Contact: **Savanna Peterson**
60 West St Ste 107
Annapolis, MD 21401-2479
(410) 263-1325

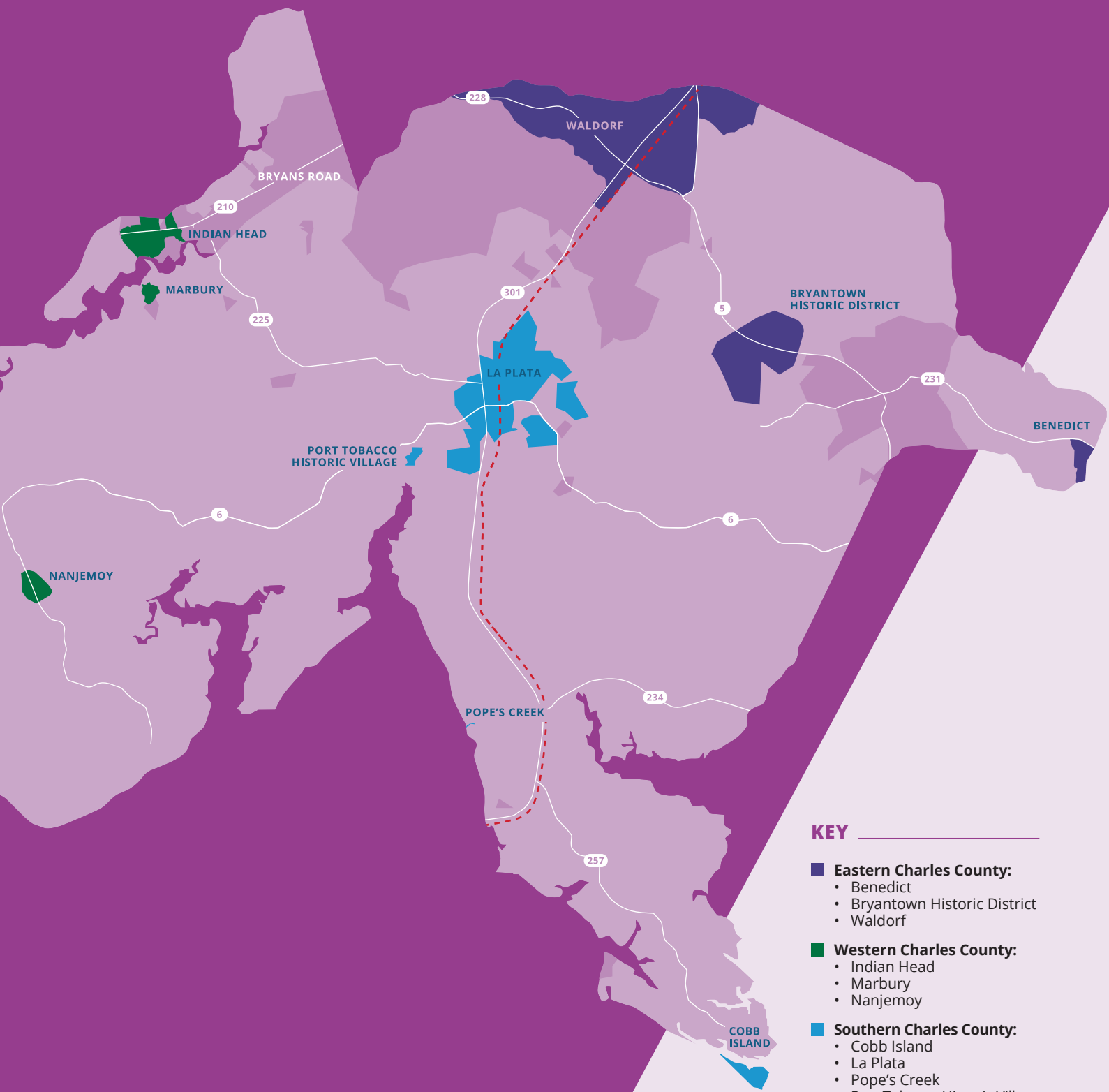
Steny Hoyer
US Representative | Represents Maryland's 5th Congressional District

DC: 1705 Longworth House Office Building
Washington, DC 20515
Local: 4475 Regency Place Suite 203
White Plains, MD 20695
(202) 225-4131, (301) 843-1577
https://hoyer.house.gov/help/
contact-stenys-office

Point of Contact: **Stefanie Carey**
4475 Regency Place, Suite 203
White Plains, MD 20695
(301) 843-1577
Stefanie.Carey@mail.house.gov



QUALITY OF LIFE



KEY

- Eastern Charles County:**
 - Benedict
 - Bryantown Historic District
 - Waldorf
- Western Charles County:**
 - Indian Head
 - Marbury
 - Nanjemoy
- Southern Charles County:**
 - Cobb Island
 - La Plata
 - Pope's Creek
 - Port Tobacco Historic Village
- CSX Rail Service**

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

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



Governor Wes Moore enjoys a kayaking tour of the "Ghost Fleet" at
Mallows Bay National Marine Sanctuary in Nanjemoy, Maryland.

COUNTY PARKS

Bensville Park
6980 Bensville Road, White Plains

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

Chapel Point Park
8160 Pisces Lane
Port Tobacco, Maryland 20677

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

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, Middletown Road, Bensville 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.

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 Malloys 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

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
(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
(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
10665 Stanhaven Place, Suite 206 | White Plains, MD 20695
www.MeetCharlesCounty.com | www.CharlesCountyMD.gov

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.

