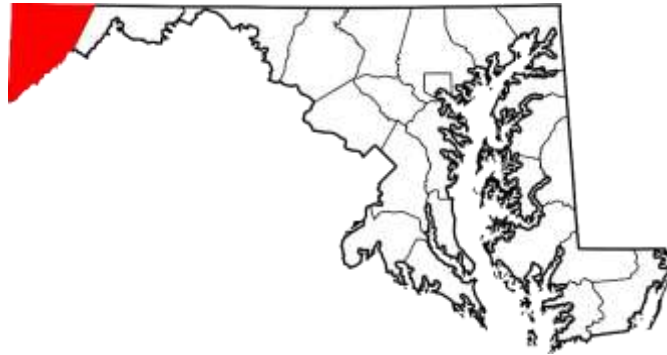




# GARRETT COUNTY DATA SUMMARY



Garrett County is a progressive community that welcomes business. The westernmost county in Maryland, Garrett County offers a central location to many major markets, an interstate, available community-owned business parks, one of Maryland's best K-12 school systems, a variety of housing options, and an excellent workforce.

**Work in Garrett County:** The Department of Economic Development works to attract, retain, and expand businesses to our area. Our workforce, location, and affordable community-owned business parks have attracted some of the best business that Maryland has to offer. We're an attractive location for manufacturing, distribution, back office, call center, energy, agricultural, and recreation firms.

**Learn in Garrett County:** Our public schools consistently rank as one of Maryland's best. The STEM curriculum in both our public school system and Garrett College prepares graduates for career achievement and skilled local jobs.

We provide an opportunity to all students to achieve higher education. The Garrett County Commissioners Scholarship Program makes post-secondary education within reach of area high school students and their families. Yet educational efforts do not end there, Garrett College actively seeks private employers to partner with to provide enhanced job skills for area workers.

**Play in Garrett County:** With 90,000 acres of parks, trails, and lakeside amenities, Garrett County has many entertainment options. We offer year-round recreation from ski slopes to lake shores, as well as many public spaces to swim, ski, golf, and relax. Our county festivals, farmers' markets, and cultural celebrations provide year-round enjoyment.

In Garrett County, we continue to define what it means to live, work, and play. We invite you to see what we have to offer. Please visit us at [www.gcedonline.com](http://www.gcedonline.com), call us at 301-334-1921, or email us at [economicdevelopment@garrettcountry.org](mailto:economicdevelopment@garrettcountry.org).

# Quick Facts

## Geography

- Rural; westernmost county in Maryland
- Area: 657 square miles; 420,480 acres
- Elevation: 900-3,360 feet
- Terrain: predominately wooded/mountainous

## Demographics

- Population: 29,677
- Total Households: 11,644
- Average Household Size: 2.50
- Average Family Size: 2.99
- Median Household Income: \$46,277
- Mean Household Income: \$61,003
- Per Capita Income: \$25,096
- Approx. 32 million people reside within a 200-mile radius of Garrett County

*Source: U.S. Census Bureau, 2012-2016 ACS 5-Year Estimates*

## Economy

- Abundant natural resources/recreational opportunities
- Transitioning from agriculture and natural resource-based to tourism, service, retail, light manufacturing, and technology
- Regional Economy: neighboring counties in PA, WV, MD
- Historically high unemployment, underemployment and low wages

## Quality of Life

- Great schools
- Low crime rate
- Abundant natural resources/recreational opportunities
- Strong communities
- Picturesque panoramas
- Vibrant business sector

# Location

<b>(Distance From McHenry, MD)</b>	
– Baltimore, MD	182 miles
– Washington , DC	179 miles
– Pittsburgh, PA	122 miles
– Cleveland, OH	243 miles
– Columbus, OH	251 miles
– Charleston, WV	196 miles
– Winchester, VA	99 miles

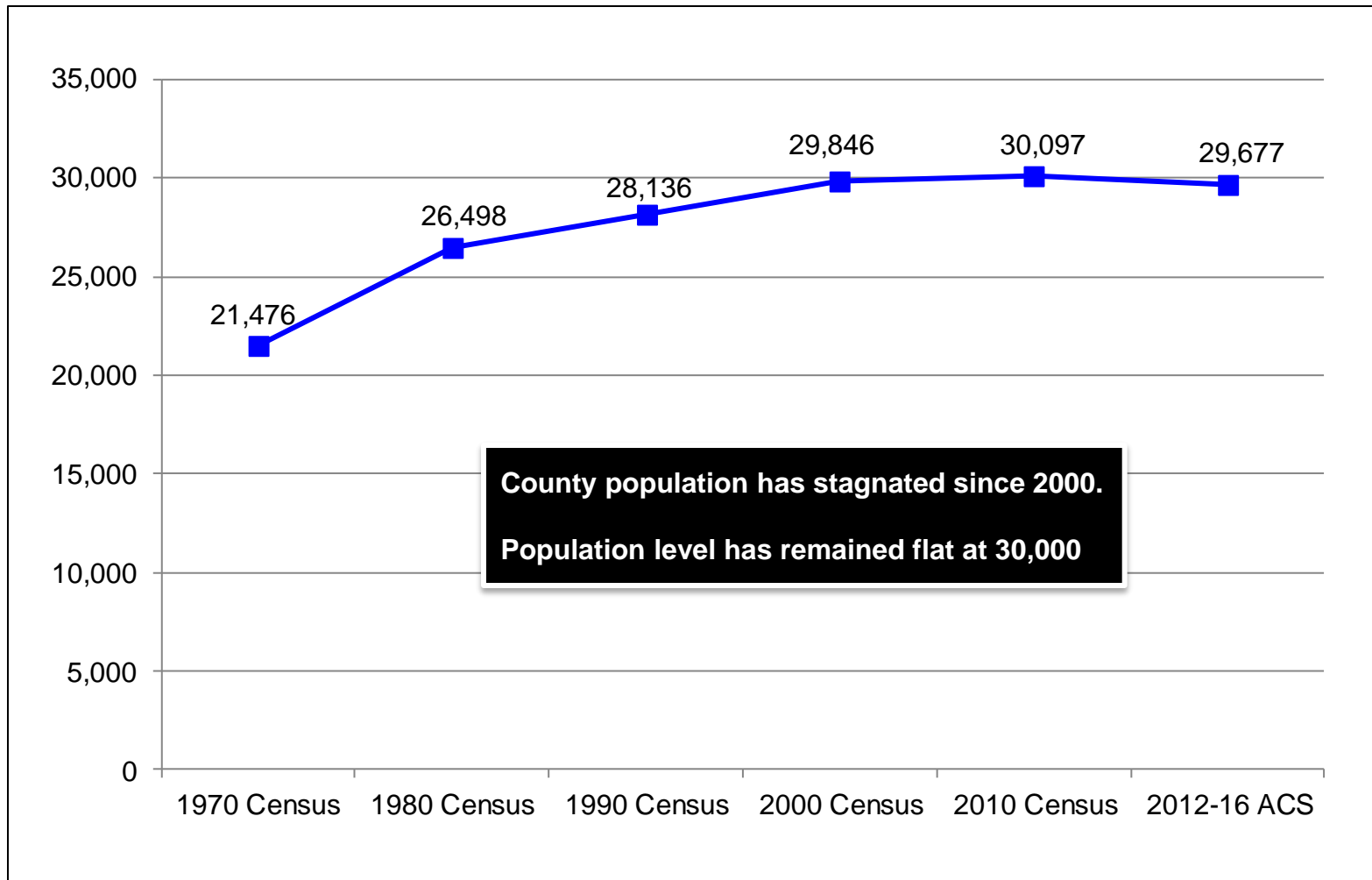


<b>(Distance From McHenry, MD)</b>	
– Port	
– Port of Baltimore	
– Foreign Trade Port	
– Distance – 182 miles	
– Nearest Interstate Highway	
– Interstate 68	
– Distance – 25 miles	

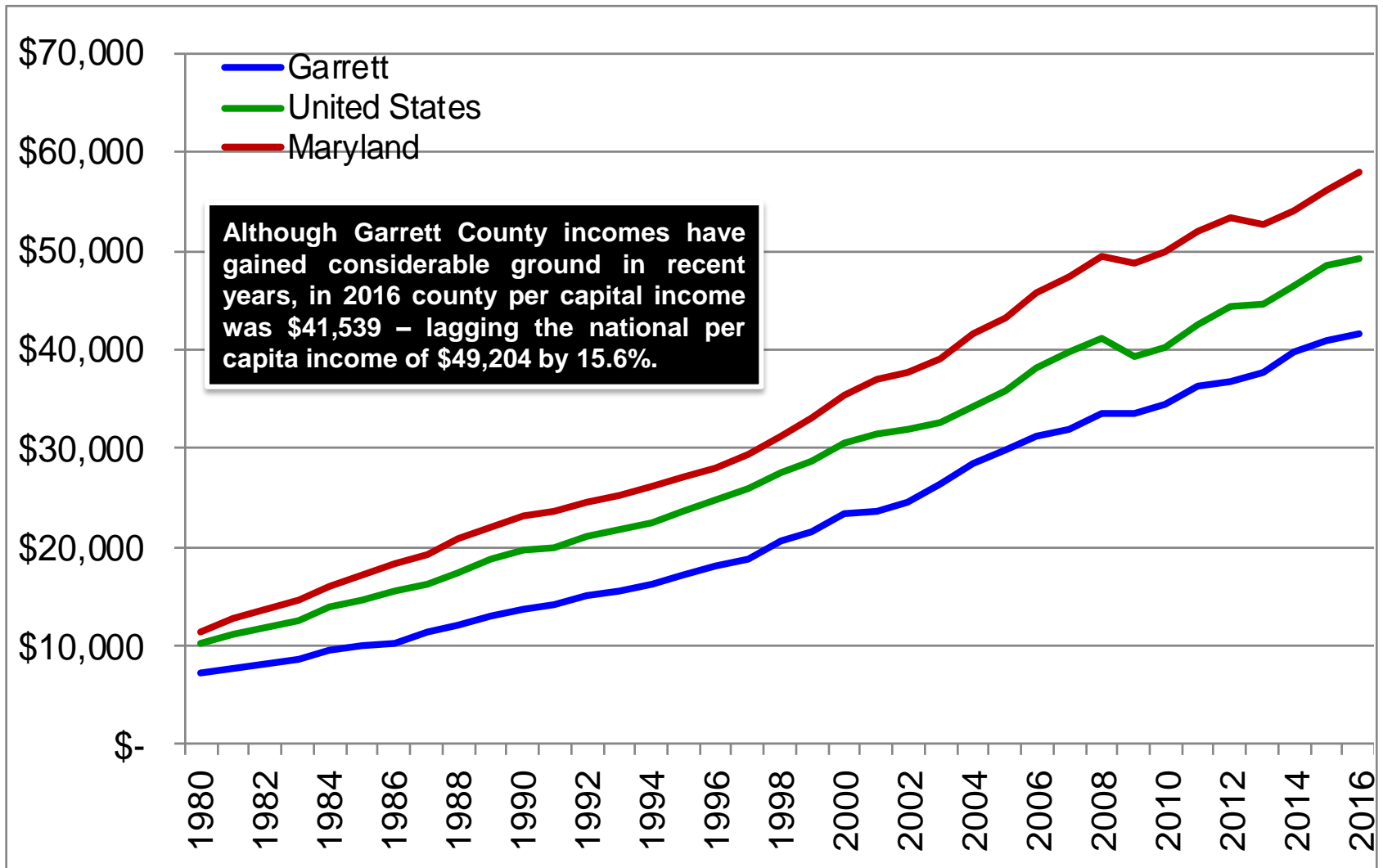
– Nearest Commercial Airports
– Pittsburgh International (PIT) Distance – 126 miles
– Baltimore-Washington International (BWI) Distance - 182 miles
– Washington-Dulles International (IAD) Distance – 171 miles

Source: MapQuest

# Population



# Per Capita Personal Income



# Workforce

- Historically high unemployment rates mean there is a readily available labor force.
- When evaluating workforce demographics, keep in mind that the workforce is regional in nature.
- Area residents routinely commute 50+ miles for good paying jobs.
- Manufacturing labor rates in Garrett County are very affordable compared to other jurisdictions.
- Underemployment is widespread.
- A large number of people would relocate to the area if good jobs were available.

## Wage Rates

- Entry-level wages for manufacturing companies average between \$10.10 and \$11.00 per hour.
- Semi-skilled wages for manufacturing companies average between \$12.00 and \$14.00 per hour.
- Skilled/professional wages for manufacturing companies average between \$14.00 and \$17.00 per hour
- Wage rates shown do not include benefits.

## Quality

- The Garrett County workforce has a reputation for having an excellent work ethic.
- Absenteeism and turnover rates are very low for employers offering good wages and benefits.
- The local skill base is well suited for light manufacturing and assembly.
- Garrett County boasts one of the top school systems in the State of Maryland

# Major Private Sector Employers

Employer	Employees	Product/Services
Garrett Regional Medical Center	502	Healthcare
Beitzel Corporation/Pillar Innovations	331	Metal fabrication, excavating & mine equipment manufacture
Wal-Mart of MD, Inc.	250	Retail sale – consumer products
ClosetMaid Corporation	232	Storage & shelving product manufacture
Wisp Resort	200*	4-season resort
Goodwill Retirement Community	190	Short & long-term nursing care
First United Corporation	180	Banking & insurance services
Total Biz Fulfillment, Inc.	156	Order fulfillment services
Uno Chicago Grill/Arrowhead Deli/Garrett 7 Cinema	156	Restaurant; deli/convenience store & movie theater
Umbel & Umbel	152	Restaurant, groceries, consumer goods & construction
Pine Lodge Steakhouse/Smiley's Fun Zone	150	Restaurant & entertainment
Dennett Road Manor, Inc.	145	Short & long-term nursing care
Railey Mt. Lake Vacations	130	Real estate management
Lowe's Home Improvement Center	118	Retail sale – building materials & supplies
Phenix Technologies, LLC	115	High-voltage test equipment manufacture
Oakland Nursing & Rehab Center	115	Short & long-term nursing care
Garrett Container Systems, Inc.	103	Aluminum shipping containers & accessories
Global Hardwoods/Wood Products, Inc.	100	Kiln-dried hardwood lumber manufacturer
GCC Technologies, LLC	80	IT & administrative support
Fechheimer	75	Uniform manufacture
Morningstar, Inc.	67	IT & administrative support; software development
Rigidply Rafters	65	Roof & floor trusses
Simon Pearce, Inc.	51	Hand-blown glassware

*\*Increases to approximately 600 during winter ski season*

*Sources: Human Resource Offices, Individual Employers, as of December 31, 2017*

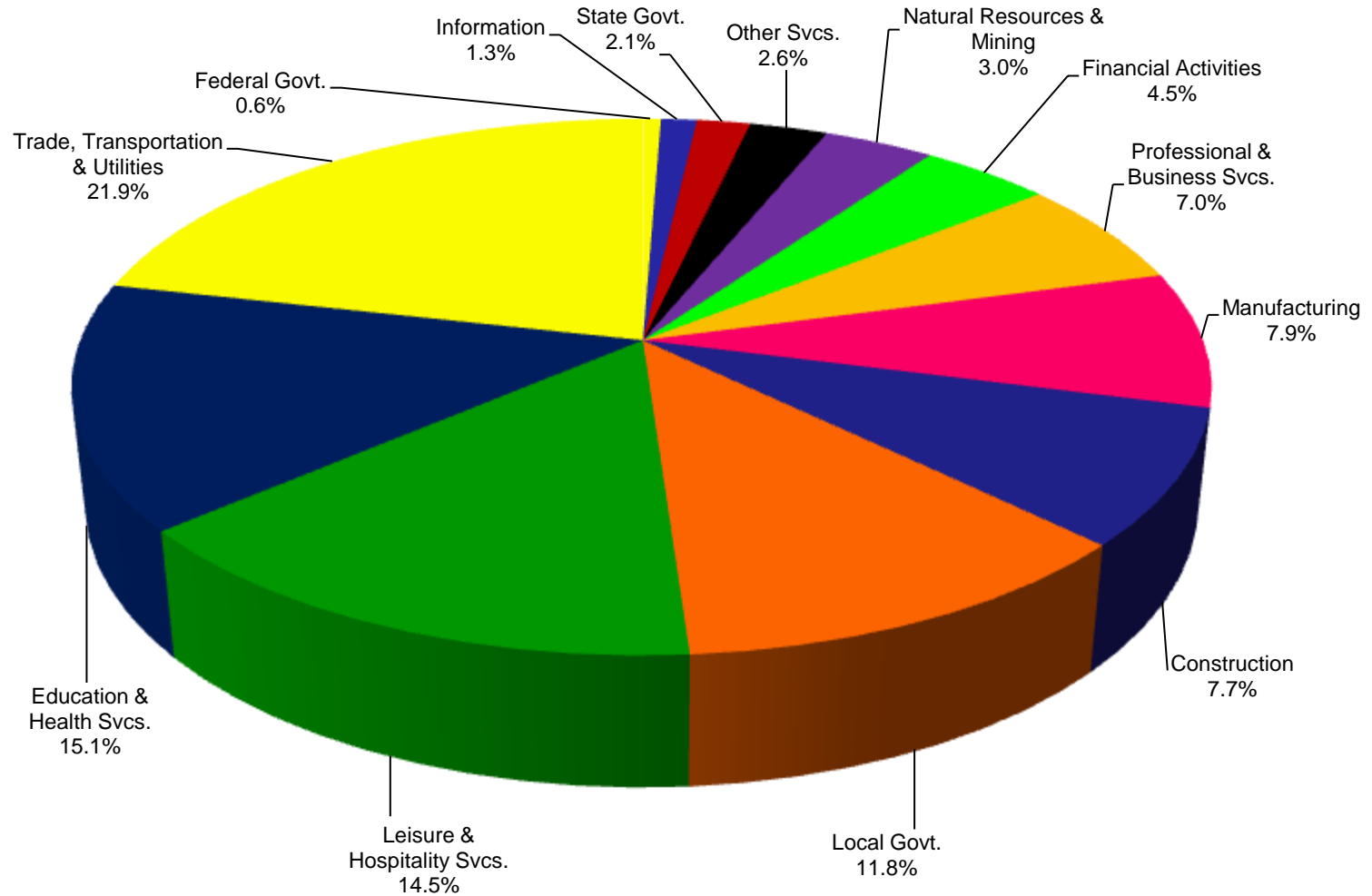
## Employment by Sector (2017 Annual Averages)

Industry	GARRETT COUNTY			MARYLAND
	Average Annual Employment	Percent of Total Employment	Average Weekly Wage	Average Weekly Wage
<b>Government Employment</b>	<b>1,690</b>	<b>14.5%</b>	<b>\$ 784</b>	<b>\$ 1,350</b>
Federal	65	0.6%	\$ 1,052	\$ 1,950
State	250	2.1%	\$ 816	\$ 1,140
Local	1,375	11.8%	\$ 766	\$ 1,071
<b>Private Employment</b>	<b>9,998</b>	<b>85.5%</b>	<b>\$ 633</b>	<b>\$ 1,101</b>
Natural Resources/Mining	351	3.0%	\$ 1,157	\$ 817
Construction	897	7.7%	\$ 846	\$ 1,250
Manufacturing	926	7.9%	\$ 741	\$ 1,508
Trade/Transportation/Utilities	2,565	21.9%	\$ 575	\$ 873
Information	155	1.3%	\$ 608	\$ 1,693
Financial Activities	520	4.5%	\$ 603	\$ 1,746
Professional/Business Svcs.	818	7.0%	\$ 774	\$ 1,488
Educational/Health Svcs.	1,769	15.1%	\$ 699	\$ 1,024
Leisure/Hospitality	1,689	14.5%	\$ 312	\$ 451
Other Services	308	2.6%	\$ 637	\$ 804
<b>Unclassified</b>	<b>0</b>	<b>0%</b>	<b>N/A</b>	<b>N/A</b>
<b>Total</b>	<b>11,689</b>	<b>100.0%</b>	<b>\$ 654</b>	<b>\$ 1,147</b>

Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls, 2017 Annual Averages (farm wages not available)

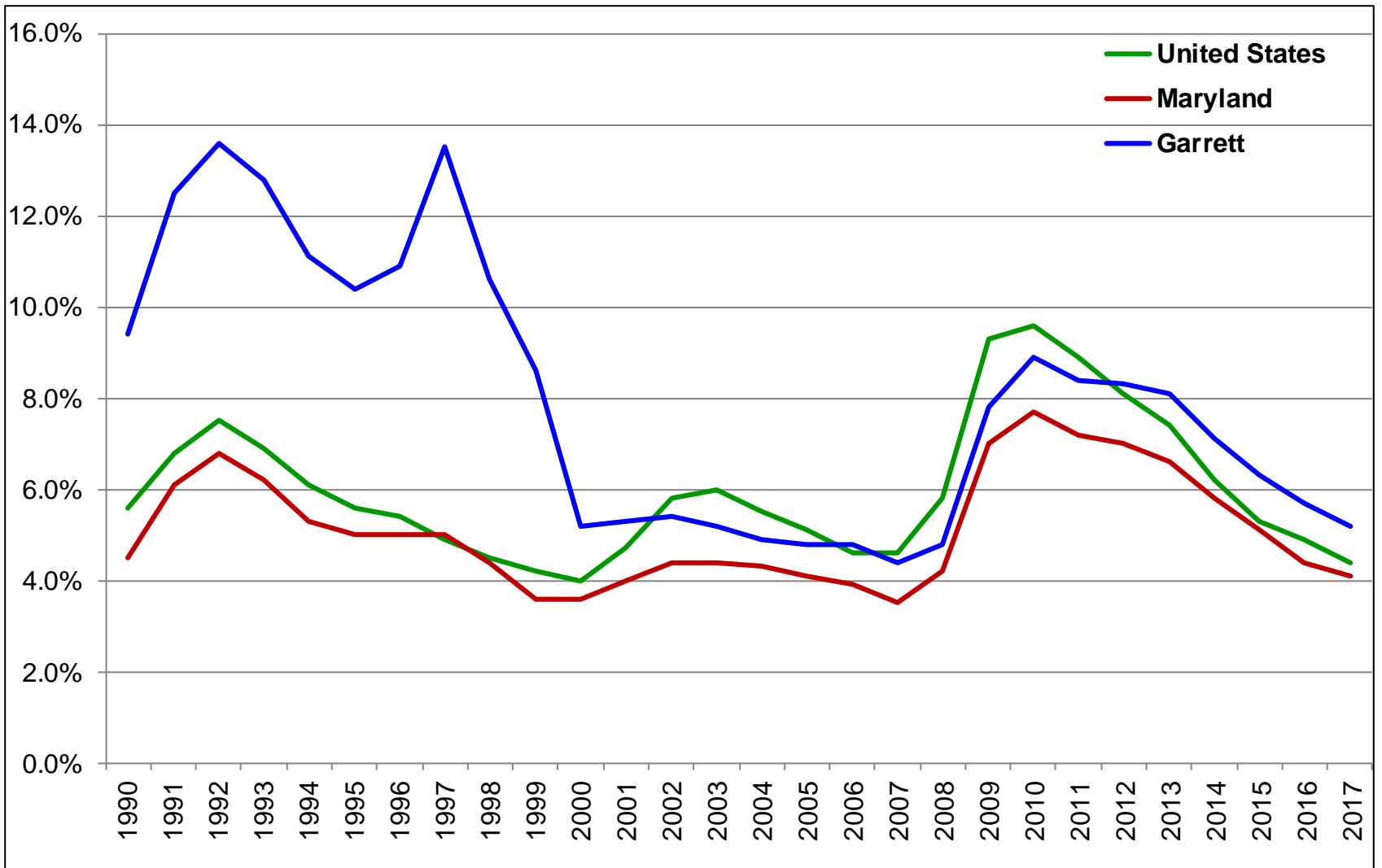


# Employment by Sector (2017 Annual Averages)

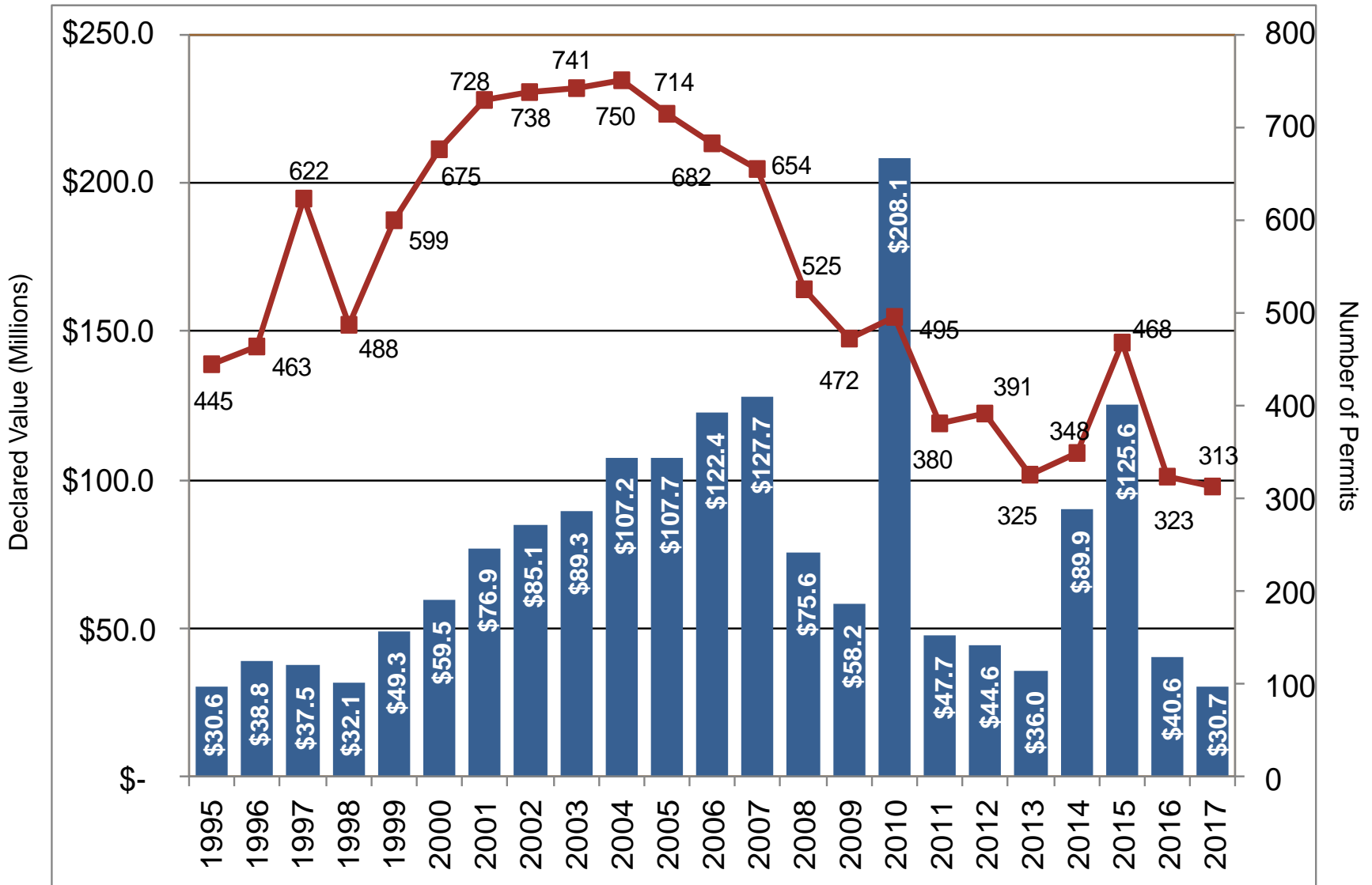


Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls, 2017 Annual Averages (farm wages not available)

# Annual Unemployment



# Building Permits (1995 – 2017)



## Housing – New Home Builds (Single Family Homes)

<b>Entire County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Builds	67	43	183
Builder Declared Value	\$ 24.4 mil	\$ 16.9 mil	\$ 57.4 mil
Average Declared Value	\$ 358,209	\$ 393,023	\$ 313,661

<b>Deep Creek Lake Watershed</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Builds	37	23	98
Builder Declared Value	\$ 16.3 mil	\$ 12.6 mil	\$ 41.3 mil
Average Declared Value	\$ 440,540	\$ 547,826	\$ 421,429

<b>Balance of County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Builds	6730	20	85
Builder Declared Value	\$ 8.1 mil	\$ 4.3 mil	\$ 16.1 mil
Average Declared Value	\$ 270,000	\$ 215,000	\$ 189,412

## Housing – Existing Home Sales

<b>Entire County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	723	628	579
Total Sales Value	\$ 232.2 mil	\$ 148.9 mil	\$ 132.8 mil
Average Sales Price	\$ 321,162	\$ 237,102	\$ 229,361

<b>District No. 18 (Deep Creek Lake)</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	316	226	198
Total Sales Value	\$ 153.5 mil	\$ 96.9 mil	\$ 77.3 mil
Average Sales Price	\$ 485,760	\$ 428,761	\$ 390,404

<b>Balance of County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	407	402	381
Total Sales Value	\$ 78.7 mil	\$ 52.0 mil	\$ 55.5 mil
Average Sales Price	\$ 193,366	\$ 129,353	\$ 145,669

Source: MD Department of Assessments & Taxation

## Housing – Residential Land Sales

<b>Entire County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	444	278	331
Total Sales Value	\$ 26.9 mil	\$ 16.3 mil	\$ 22.4 mil

<b>District No. 18 (Deep Creek Lake)</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	138	109	146
Total Sales Value	\$ 17.0 mil	\$ 9.2 mil	\$ 14.0 mil

<b>Balance of County</b>			
	2017 Annual	2016 Annual	2015 Annual
No. of Sales	306	135	185
Total Sales Value	\$ 9.9 mil	\$ 7.1 mil	\$ 8.4 mil

# Education

## High School Graduates & Higher

- Garrett County: 88.5%
- 10-county region: 87.9%

*Source: U.S. Census Bureau, 2012-2016 ACS 5-Year Estimates*

Annual regional high school graduates > 4,700

*Sources: Maryland, Pennsylvania & West Virginia State Boards of Education – 2017-2018 School Year*

## Area Post-Secondary Schools

- Garrett College
- Allegany College
- Frostburg State University
- Potomac State College
- West Virginia University
- Career Technology Training Center

## Bachelor's Degree & Higher

- Garrett County: 19.2%
- 9-county region: 19.3%

*Source: U.S. Census Bureau, 2012-2016 ACS 5-Year Estimates*

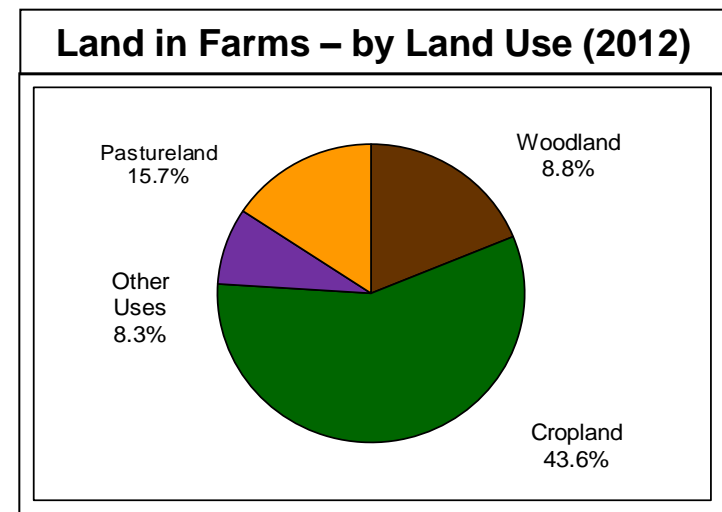
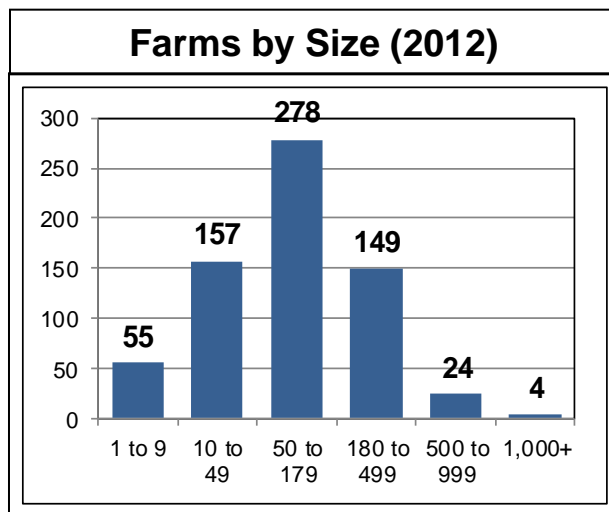
# Agriculture

Number of Farms	
Year	Number
2012	667
2007	677

Average Size of Farm (Acres)	
Year	Acres
2012	143
2007	141

Land in Farms (Acres)	
Year	Acres
2012	95,197
2007	95,514

Market Value of Products Sold			
Year	Crop Sales	Livestock Sales	Average per Farm
2012	\$ 10,923,000	\$ 20,538,400	\$ 47,168
2007	\$ 6,465,000	\$ 19,261,000	\$ 38,000





# Taxes and Incentives

## Tax Rates

- Real Property Tax Rate (per \$100 assessed value)
  - County - \$0.9899
  - State - \$0.112
  - Municipalities – Range \$0.200 to \$0.472
- Local Income Tax Rate – 0.265%
- Corporate Income Tax Rate – 8.25%
- Maryland Sales & Use Tax Rate – 6%
- Inventory Tax Rate – None
- Business Personal Property Tax Rate (per \$100 assessed value)
  - County – None
  - Municipalities – Range \$0.00 to \$1.20

## Major Incentives

- Garrett County Business Real Property Tax Credit
- ONE Maryland Tax Credit
- Maryland Enterprise Zone Tax Credits
  - Real Property Tax Credits
  - Income Tax Credits
- Maryland Job Creation Tax Credit
- More Jobs for Marylanders – Manufacturing Tax Credit
- Training Assistance
  - Maryland Business Works
- SBA HUB Zone-Designated County
- Federal Opportunity Zone Tax Credits

**The business may qualify for other local, regional, state or federal business assistance programs.**

**For additional information, please contact:**

Garrett County Department of Economic Development  
Frederick A. Thayer, III Courthouse  
203 South Fourth Street, Room 208  
Oakland, Maryland 21550  
PH: (301) 334-1921 ● FX: (301) 334-7469  
Email: [economicdevelopment@garrettcountry.org](mailto:economicdevelopment@garrettcountry.org)  
Website: [www.gcedonline.com](http://www.gcedonline.com)

