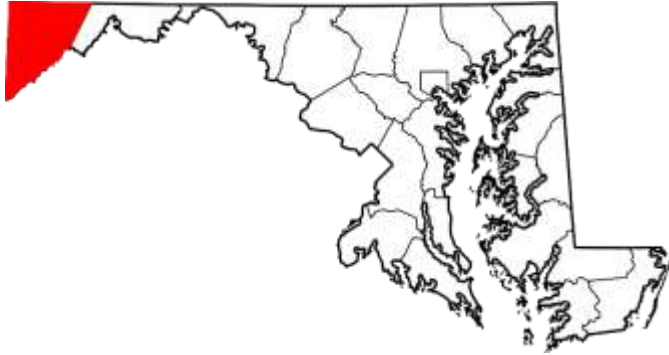


GARRETT COUNTY DATA SUMMARY



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 Business 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 business.garrettcounty.org, call us at 301-334-1921, or email us at business@garrettcounty.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: 28,806
- Median Age: 46.2
- Total Households: 12,425
- Average Household Size: 2.30
- Average Family Size: 2.80
- Median Household Income: \$52,617
- Mean Household Income: \$71,004
- Per Capita Income: \$30,617*
- Approx. 32 million people reside within a 200-mile radius of Garrett County

Sources: U.S. Census Bureau, 2020 Decennial Census;
2015-2019 ACS 5-Year Estimates

*Note: Per Capita Income is reported as different by the U.S. Bureau of Economic Analysis (see page 5).

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

(Distance From McHenry, MD)

– 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

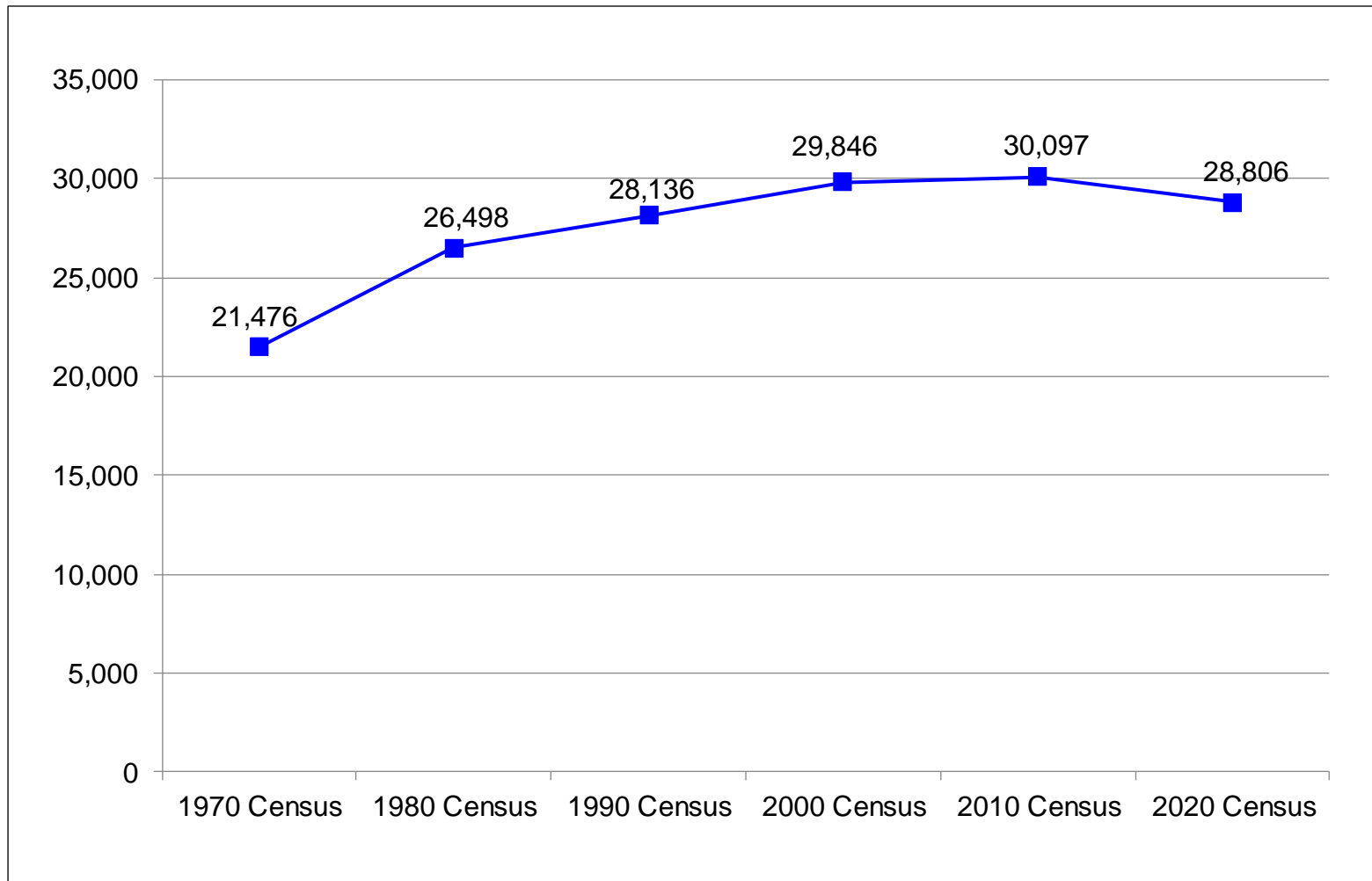
(Distance From McHenry, MD)

- Port
 - Port of Baltimore
 - Foreign Trade Port
 - Distance – 182 miles
- Nearest Interstate Highway
 - Interstate 68
 - Distance – 25 miles

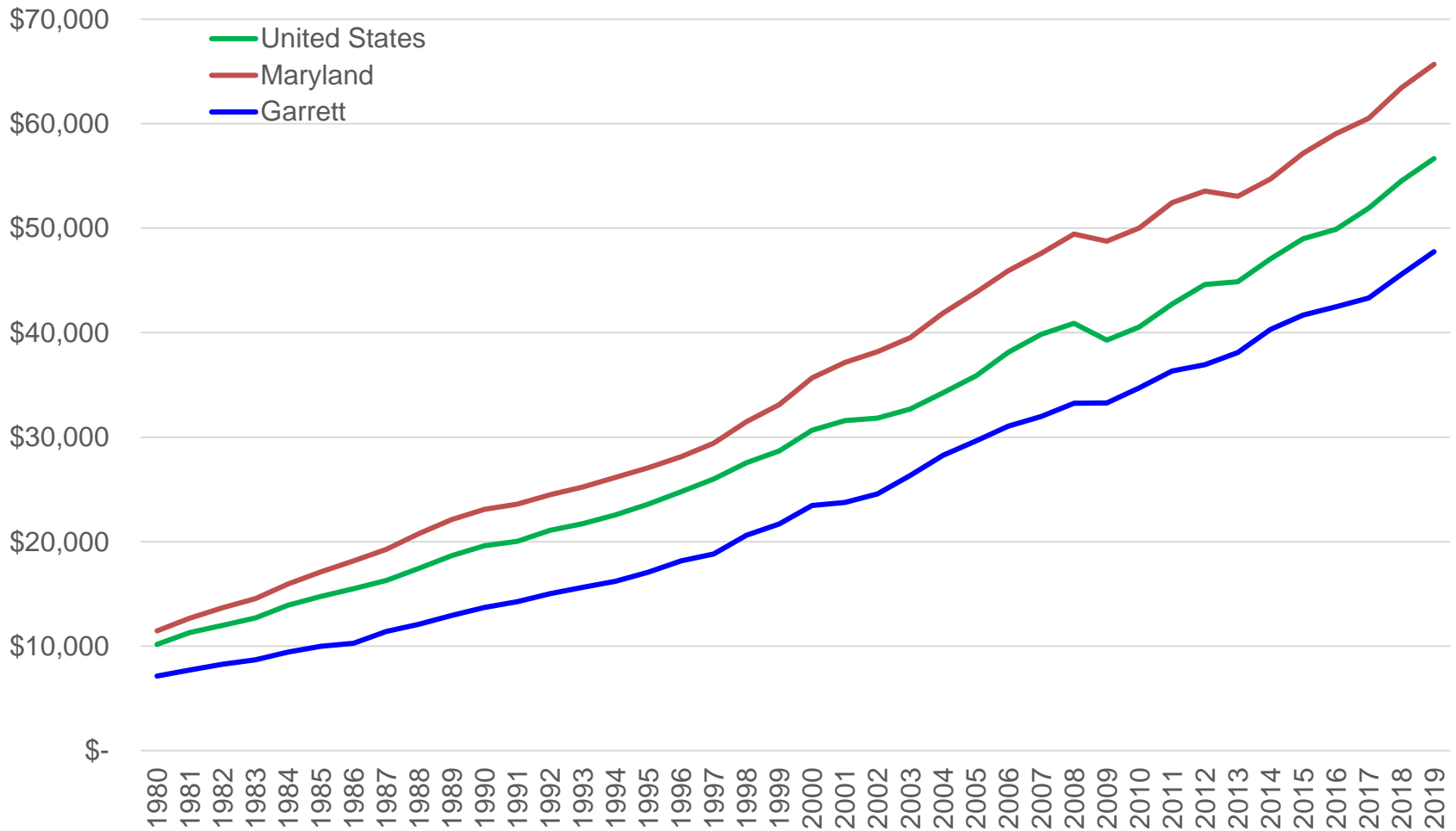
- Nearest Commercial Airports
 - Pittsburgh International (PIT)
Distance – 126 miles
 - Baltimore-Washington International (BWI)
Distance - 182 miles
 - Washington-Dulles International (IAD)
Distance – 171 miles



Population



Per Capita Personal Income



Source: U.S. Bureau of Economic Analysis – 2020 figures not yet available

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 \$11.25 and \$12.00 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 \$15.00 and \$20.00 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 Employers

Employer	Employees	Product/Services
Garrett Regional Medical Center	512	Healthcare
Beitzel Corporation/Pillar Innovations	480	Metal fabrication, excavating & mine equipment manufacture
ClosetMaid Corporation	240	Storage & shelving product manufacture
Goodwill Retirement Community	200	Short & long-term nursing care
Wisp Resort	200 ¹	4-season resort
Garrett County Community Action	185	Social advocacy
Arrowhead, Inc.	172	Restaurant; deli/convenience store & movie theater
First United Corporation	172	Banking & insurance services
Total Biz Fulfillment, Inc.	172	Order fulfillment services
Garrett College	161	Higher education
Appalachian Parent Association	151	Services for the disabled
Dennett Road Manor, Inc.	122	Short & long-term nursing care
Phenix Technologies, LLC	120	High-voltage test equipment manufacture
Garrett Container Systems, Inc.	110	Aluminum shipping containers & accessories
Fechheimer	75	Uniform manufacture
Savage Services	75	Freight trucking
Morningstar, Inc.	68	IT & administrative support; software development
Oakland Nursing & Rehab Center	67	Short & long-term nursing care
Global Hardwoods/Wood Products, Inc.	63	Kiln-dried hardwood lumber manufacturer
Rigidply Rafters	63	Roof & floor trusses
Simon Pearce, Inc.	52	Hand-blown glassware
GCC Technologies	45	IT & administrative support

¹Increases to approximately 600 during winter ski season

²Increases when nursing semester begins with more adjunct faculty added

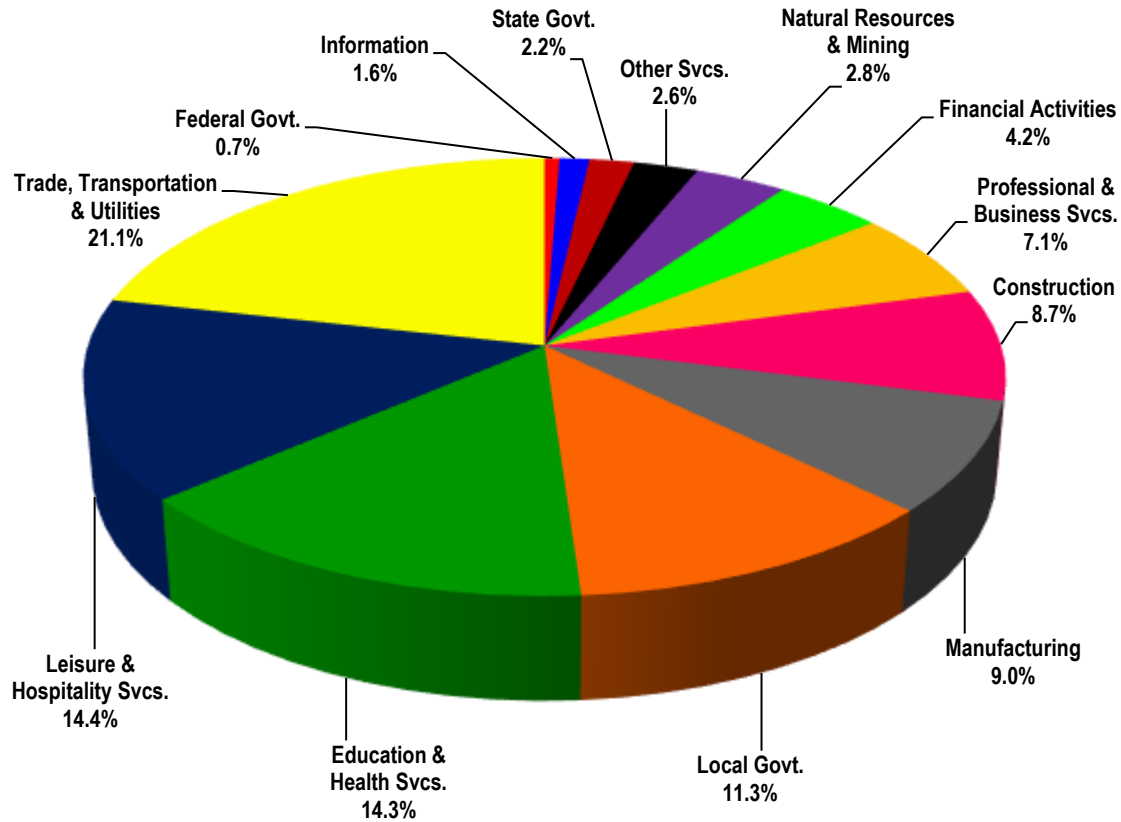
Sources: Human Resource Offices, Individual Employers, as of July 2021 (does not include county government)

Employment by Sector (2020 Annual Averages)

	GARRETT COUNTY			MARYLAND
Industry	Average Annual Employment	Percent of Total Employment	Average Weekly Wage	Average Weekly Wage
Government Employment	1,602	14.2%	\$ 875	\$ 1,526
Federal	76	0.7%	\$ 994	\$ 2,158
State	252	2.2%	\$ 892	\$ 1,259
Local	1,273	11.3%	\$ 864	\$ 1,233
Private Employment	9,716	85.8%	\$ 717	\$ 1,274
Natural Resources/Mining	318	2.8%	\$ 1,254	\$ 902
Construction	979	8.7%	\$ 915	\$ 1,345
Manufacturing	1,023	9.0%	\$ 812	\$ 1,642
Trade/Transportation/Utilities	2,389	21.1%	\$ 638	\$ 976
Information	184	1.6%	\$ 799	\$ 2,126
Financial Activities	475	4.2%	\$ 717	\$ 2,119
Professional/Business Svcs.	802	7.1%	\$ 881	\$ 1,698
Educational/Health Svcs.	1,614	14.3%	\$ 812	\$ 1,146
Leisure/Hospitality	1,631	14.4%	\$ 379	\$ 506
Other Services	299	2.6%	\$ 644	\$ 928
Total	11,318	100.0%	\$ 739	\$ 1,322

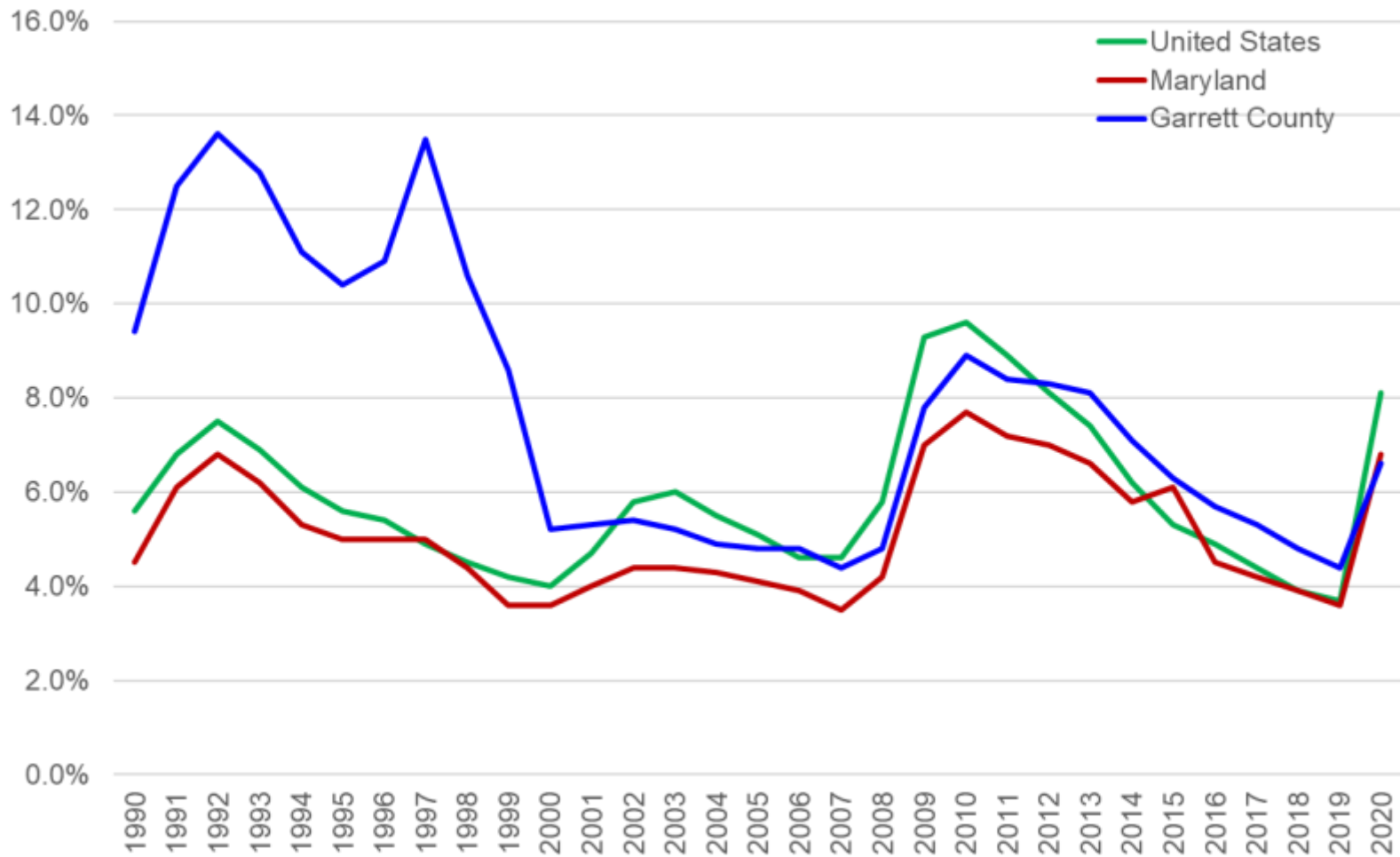
Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls,
2020 Annual Averages (farm wages not available)

Employment by Sector (2020 Annual Averages)

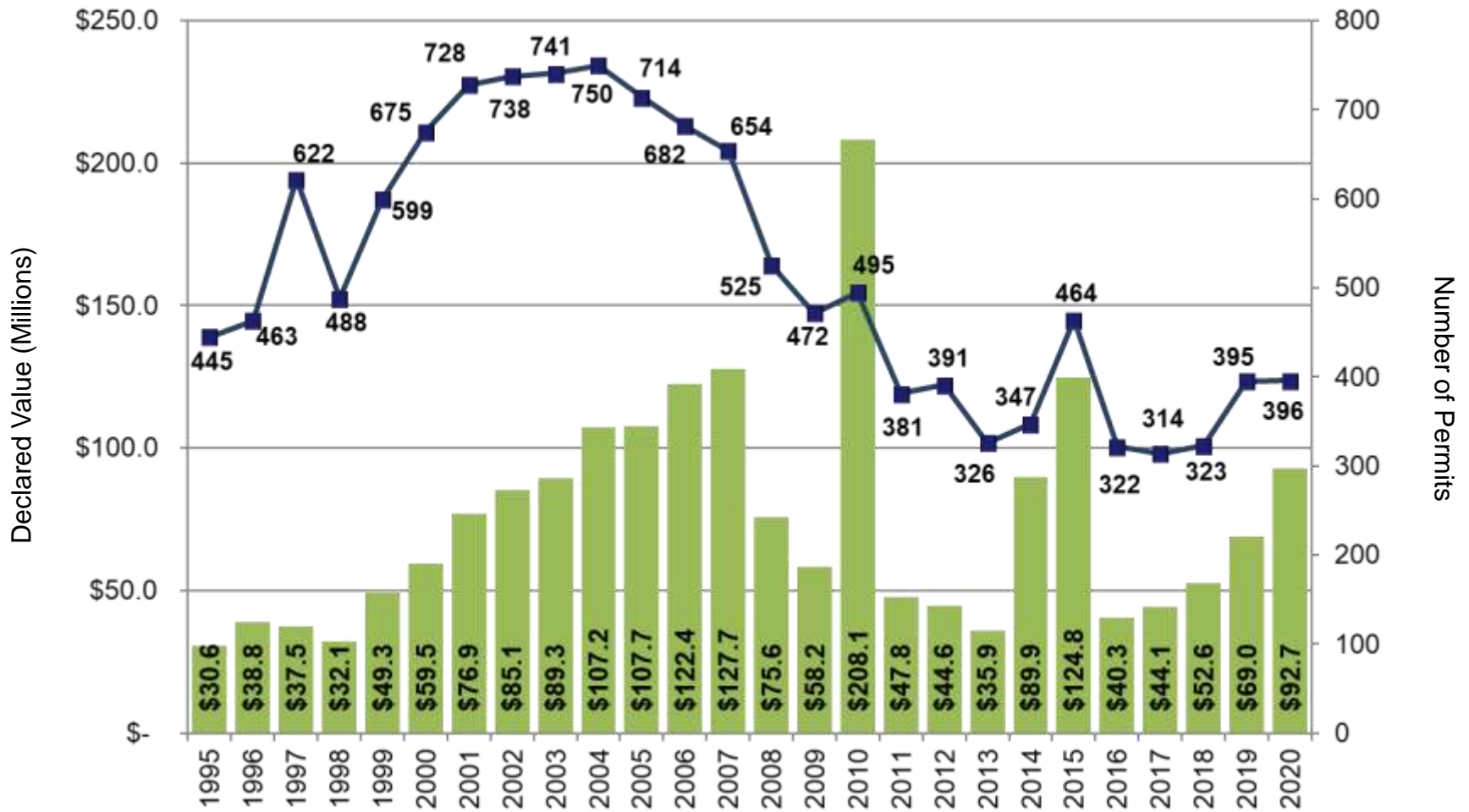


Source: Maryland Department of Labor, Licensing & Regulation, Employment & Payrolls, 2020 Annual Averages (farm wages not available)

Annual Unemployment



Building Permits (1995 – 2020)



Housing – New Home Builds (Single Family Homes)

Entire County			
	2020 Annual	2019 Annual	2018 Annual
No. of Builds	131	104	92
Builder Declared Value	\$ 48.9 mil	\$ 40.6 mil	\$ 37.1 mil
Average Declared Value	\$ 373,346	\$ 390,385	\$ 403,702

Deep Creek Lake Watershed			
	2020 Annual	2019 Annual	2018 Annual
No. of Builds	61	47	55
Builder Declared Value	\$ 30.0 mil	\$ 23.8 mil	\$ 27.8 mil
Average Declared Value	\$ 492,171	\$ 506,383	\$ 505,817

Balance of County			
	2020 Annual	2019 Annual	2018 Annual
No. of Builds	70	57	37
Builder Declared Value	\$ 18.9 mil	\$ 16.8 mil	\$ 10.2 mil
Average Declared Value	\$ 269,799	\$ 294,737	\$ 251,909

Housing – Existing Home Sales

Entire County			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	764	709	737
Total Sales Value	\$ 316.2 mil	\$ 206.2 mil	\$ 204.7 mil
Average Sales Price	\$ 413,874	\$ 290,931	\$ 277,757

District No. 18 (Deep Creek Lake Area)			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	395	291	277
Total Sales Value	\$ 239.1 mil	\$ 146.1 mil	\$ 134.9 mil
Average Sales Price	\$ 605,316	\$ 501,960	\$ 487,275

Balance of County			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	369	418	460
Total Sales Value	\$ 77.1 mil	\$ 60.1 mil	\$ 69.8 mil
Average Sales Price	\$ 208,943	\$ 144,018	\$ 151,590

Source: MD Department of Assessments & Taxation

Housing – Residential Land Sales

Entire County			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	199	358	335
Total Sales Value	\$ 9.4 mil	\$ 22.2 mil	\$ 25.4 mil

District No. 18 (Deep Creek Lake Area)			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	82	116	138
Total Sales Value	\$ 7.1 mil	\$ 13.4 mil	\$ 16.5 mil

Balance of County			
	2020 Annual	2019 Annual	2018 Annual
No. of Sales	117	242	197
Total Sales Value	\$ 2.3 mil	\$ 8.8 mil	\$ 8.9 mil

Education

High School Graduates & Higher

- Garrett County: 89.8%
- 10-county region: 88.6%(average)

Source: U.S. Census Bureau, 2015-2019 ACS 5-Year Estimates

Bachelor's Degree & Higher

- Garrett County: 20.9%
- 10-county region: 19.6% (average)

Source: U.S. Census Bureau, 2015-2019 ACS 5-Year Estimates

Area Post-Secondary Schools

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

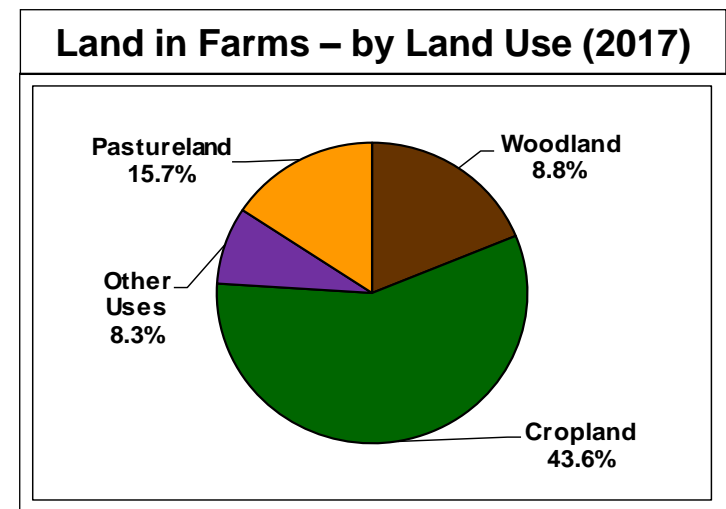
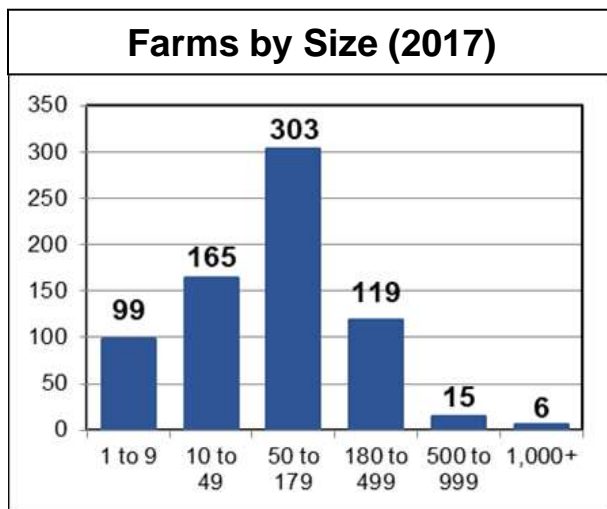
Agriculture

Number of Farms	
Year	Number
2017	707
2012	667
2007	677

Average Size of Farm (Acres)	
Year	Acres
2017	128
2012	143
2007	141

Land in Farms (Acres)	
Year	Acres
2017	90,357
2012	95,197
2007	95,514

Market Value of Products Sold			
Year	Crop Sales	Livestock Sales	Average per Farm
2017	\$ 12,312,000	\$ 16,723,000	\$ 41,068
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 - \$1.056
 - State - \$0.112
 - Municipalities – Range \$0.1989 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 Business Development
Frederick A. Thayer, III Courthouse
203 South Fourth Street, Room 208
Oakland, Maryland 21550
PH: (301) 334-1921 ● FX: (301) 334-7469
Email: business@garrettcountry.org
Website: business.garrettcountry.org

