

CHARLES COUNTY ASSET INVENTORY

Updated in 2025 by the Charles County
Economic Development Department

2025



charles
CHARLES COUNTY, MARYLAND
ECONOMIC DEVELOPMENT DEPARTMENT

Town of La Plata looking at Charles
Regional Medical Center.

MARYLAND

Washington, DC

Arlington

Alexandria

Annapolis

VIRGINIA

Fredericksburg

Charles
County

Richmond

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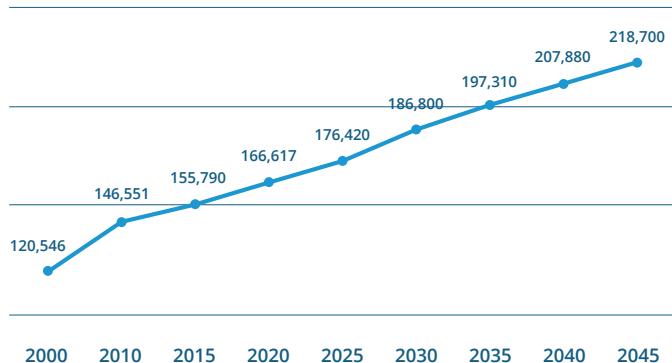
ANNUAL EMPLOYMENT

| Industry | Annual Establishments | Annual Employment | Annual Average Pay |
|---|-----------------------|-------------------|--------------------|
| Total Employment | 3,272 | 41,845 | \$60,525 |
| Total Government | 135 | 12,043 | \$82,510 |
| Local Government | 70 | 7,538 | \$62,666 |
| Federal Government | 56 | 3,953 | \$123,517 |
| State Government | 9 | 552 | \$59,841 |
| Private sector, Total | 3,137 | 29,802 | \$51,688 |
| Retail Trade | 446 | 7,094 | \$40,803 |
| Accommodation and food services | 284 | 5,448 | \$25,395 |
| Health care and social assistance | 440 | 5,432 | \$54,621 |
| Construction | 378 | 2,874 | \$73,823 |
| Professional, scientific, and technical services | 416 | 1,709 | \$93,122 |
| Transportation and Warehousing | 100 | 1,702 | \$49,460 |
| Other services (except public administration) | 330 | 1,471 | \$51,844 |
| Administrative and support and waste management ... | 165 | 1,267 | \$55,449 |
| Finance and insurance | 130 | 668 | \$89,162 |
| Manufacturing | 56 | 593 | \$65,373 |
| Arts, entertainment, and recreation | 49 | 410 | \$20,070 |
| Real estate and rental and leasing | 138 | 391 | \$61,448 |
| Educational services | 49 | 329 | \$26,717 |
| Information | 45 | 232 | \$94,844 |
| Management of companies and enterprises | 26 | 159 | \$75,274 |
| Natural resources and mining | 10 | 23 | \$56,166 |
| Whole Sale Trade | 75 | N/A | N/A |

Source: MD Department of Labor

CHARLES COUNTY DEMOGRAPHICS

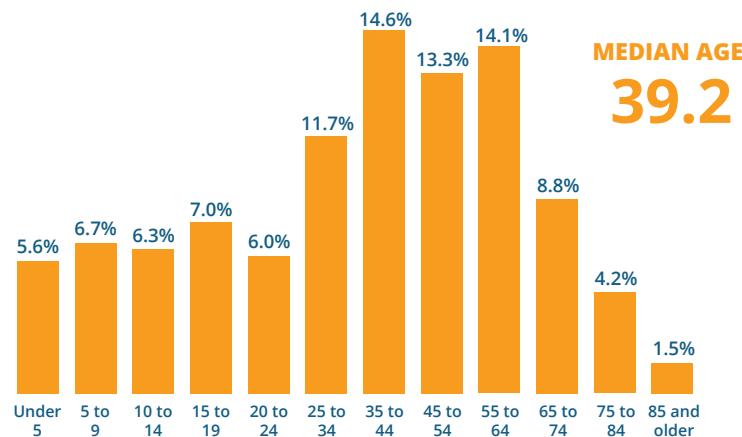
HISTORICAL & FORECASTED POPULATION¹



MEDIAN HOUSEHOLD INCOME²



2024 POPULATION AGE DISTRIBUTION³



In 2022, Charles County surpassed Prince George's County to become the wealthiest Black-majority county in the nation. Census data reveals that Black family earnings in the county more than **quadrupled from 2009 to 2020**. Charles County remains committed to celebrating its diverse and thriving workforce while actively supporting the growth of Black-owned businesses.

1 Source: Maryland Department of Planning, 2020.

2 Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2024.

3 Source: U.S. Census Bureau, American Community Survey, 1-Year Estimates, 2024.

1,738,681

Population within a 45-minute commute of Waldorf, Maryland



48.2%

Of people within a 45-minute commute have a bachelor's degree or higher



37.8%

OF RESIDENTS HAVE
A BACHELOR'S
DEGREE OR HIGHER

WORKFORCE

AND OCCUPATIONAL SKILL LEVELS

89,857 RESIDENTS

In Charles County were employed in 2025

59,849

Held positions typically classified as white collar

15,604

Were in roles commonly labeled as blue collar

| Occupation | Employed | Percent |
|---------------------------------|---------------|--------------|
| White Collar | 59,849 | 66.6% |
| Management | 10,875 | 12.1% |
| Office/Administrative Support | 10,193 | 11.3% |
| Business/Financial | 8,617 | 9.6% |
| Computer/Mathematical | 7,020 | 7.8% |
| Sales and Sales Related | 6,772 | 7.5% |
| Education/Training/Library | 5,333 | 5.9% |
| Healthcare Practitioner | 4,340 | 4.8% |
| Architecture/Engineering | 2,101 | 2.3% |
| Community/Social Service | 1,248 | 1.4% |
| Arts/Design/Entertainment | 1,210 | 1.3% |
| Life/Physical/Social Sciences | 1,098 | 1.2% |
| Legal | 1,042 | 1.2% |
| Blue Collar | 15,604 | 17.4% |
| Services | 14,404 | 16.0% |
| Transportation/Material Moving | 5,818 | 6.5% |
| Construction/Extraction | 4,697 | 5.2% |
| Protective Service | 4,442 | 4.9% |
| Food Preparation/Serving | 3,333 | 3.7% |
| Installation/Maintenance/Repair | 2,985 | 3.3% |
| Personal Care/Service | 2,519 | 2.8% |
| Healthcare Support | 2,082 | 2.3% |
| Building Maintenance | 2,028 | 2.3% |
| Production | 2,025 | 2.3% |
| Farming/Fishing/Forestry | 79 | 0.1% |
| Total | 89,857 | 100% |

Source: Esri forecasts
for 2025 and 2030.



COMMERCIAL BASE



Charles

MAJOR EMPLOYERS

| Employer | 2025 | Product/Service |
|---|--------|-------------------------------------|
| Charles County Board of Education | 4,263 | Public Education |
| Naval Support Facility (NSF) Indian Head | 3,544* | Military Installation |
| Charles County Government | 2,085 | Local Government |
| University of Maryland Charles Regional Medical Center | 911 | Medical Services |
| College of Southern Maryland | 691 | Higher Education |
| Walmart/Sam's Club | 638 | Retail |
| Waldorf Chevy/Cadillac, Honda, Ford, Toyota/Scion, Dodge | 560 | Retail |
| Southern Maryland Electric Cooperative (SMECO) | 534 | Energy Products and Services |
| Safeway | 425 | Retail |
| Lowe's | 320 | Retail |
| Chick-fil-A | 301 | Restaurants |
| Target | 300 | Retail |
| MedStar Shah | 400 | Medical Services |
| Amazon | 300 | Distribution |
| Complete Care at La Plata (previously Genesis Health Care) | 230 | Nursing Care |
| Darden Restaurants | 209 | Restaurants |
| Green Acres Nursing and Rehab | 203 | Nursing Care |
| The Wills Group | 197 | HQ/Fuel Distribution & Marketing |
| Home Depot | 195 | Retail |
| Bloomin' Brands | 166 | Restaurants |
| Recovery Center of America | 163 | Medical Services |
| McDonald's | 151 | Restaurants |
| BJ's Wholesale Club | 150 | Retail |
| Spring Dell Center | 144 | Services -Dev. Disabled Individuals |
| ADJ Sheet Metal | 142 | Metals / Manufacturing |
| Keller Transportation | 120 | Bus Transportation |
| CHUTES International | 120 | Construction Services |
| RMS Electrical Services, Inc. | 110 | Construction Services |
| Shore United Bank (previously Community Bank of The Chesapeake) | 108 | Banking |
| Cracker Barrel Old Country | 95 | Restaurants |
| Modern Door | 88 | Manufacturing |
| Harmony at Waldorf | 83 | Nursing Care |
| Reliable Contracting | 72 | Construction Services |
| Jimmy Richards Excavating & Sons | 70 | Construction Services |
| Panera Bread | 60 | Restaurants |
| Sage Point Senior Living Services | 45 | Nursing Care |

* number represents Federal, Military, and Contractor employees

Source: Charles County Economic Development Department, 2025

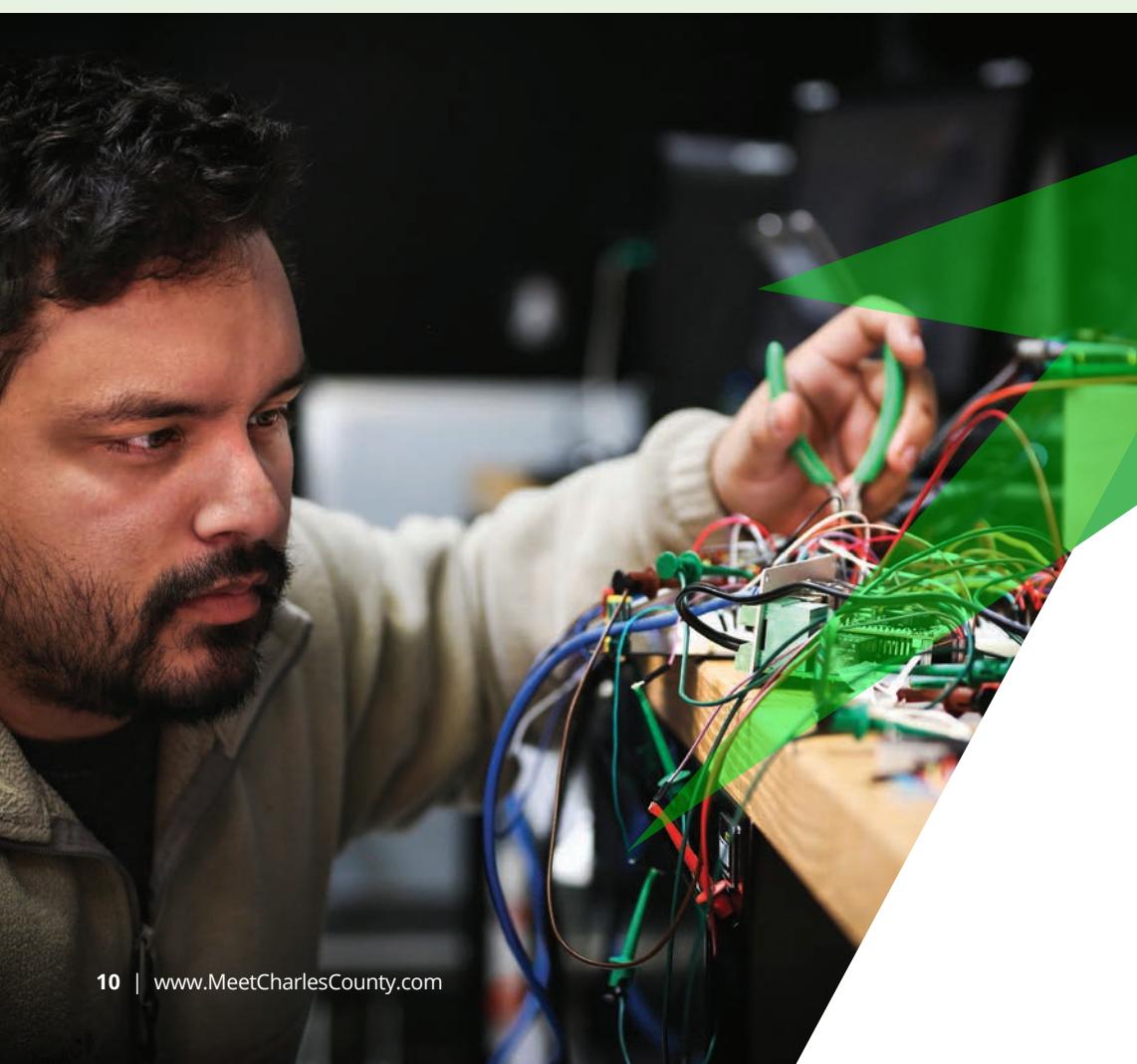
ENERGETICS

Energetics is the science behind explosives, propellants, and pyrotechnics. The Naval Surface Warfare Center Indian Head's (NSWC-IHD) mission is to research, develop, test, evaluate, and produce energetic systems for U.S. fighting forces. The NSWC-IHD 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-IHD. The modernization plan will include 600 infrastructure projects over the next 10 years and receive a projected \$2.7 Billion in funds from the Navy. As NSWC-IHD ramps up its production, both domestic and foreign tech companies are seeking a presence in Charles County in order to partner with NSWC-IHD in munitions research.



In March of 2023, NSWC-IHD announced a new public-private partnership agreement with X-Bow 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-IHD's existing industrial plant..



NAVAL SURFACE WARFARE CENTER INDIAN HEAD

The Naval Surface Warfare Center Indian Head (NSWC-IHD) is essentially a research and development facility operated by the Department of Defense (DoD). NSWC-IHD's mission is to research, develop, test, evaluate, and produce energetics and energetic systems for U.S. fighting forces. Energetics are a mix of chemicals that go into everything from missiles to mines to ejection seats for aircraft. As the DoD's largest full-spectrum energetics facility and the Navy's energetic enterprise leader, NSWC-IHD employs a primarily Maryland-based workforce of nearly 2,700. That workforce is very capable and advanced, with 900 scientists and engineers, almost 100 PhDs, and a total 300+ combined PhDs and Master's degrees.

(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 United States Bomb Technician Association (USBTA) is headquartered in Indian Head. It serves as a consortium/partnership with Federal, DoD, Industry, academic institutions, and non-profit organizations to support the Bomb Technician Community, Maryland First Responders, FBI, DoD and Department of Homeland Security (DHS). The USBTA focus involves R&D projects, testing and evaluation and training.

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



COLLEGE OF SOUTHERN MARYLAND VELOCITY CENTER

The CSM Velocity Center is housed in a 13,000-square-foot building located outside of the NSWC-IHD. Operated by the College of Southern Maryland (CSM), the facility's chief function is to provide off-base collaboration/meeting space for NSWC-IHD and other user groups. The Navy utilizes the Velocity Center for conferences, meetings, and showcases, and to hold a multitude of professional development activities and events. Navy scientists and industry leaders can interact with students in tech transfer courses and have a place to tinker and conduct unclassified research. The community can take advantage of the Makerspace in the Velocity Center as well as workforce and professional development courses such as Computer Aided Design, Cyber Security, Government Procurement, and Social Entrepreneurship.

(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-IHD. These joint efforts range 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. Current initiatives include artificial intelligence and machine-discovery of next generation energetic materials.

www.etcmd.com | 301-645-6637



HEALTHCARE CLUSTER

440 BUSINESSES

5,432 EMPLOYEES



The health care sector continues to expand and offer a broader array of services to county residents. Major health care providers such as University of Maryland and MedStar have significant presences in the county.

The 109-bed University of Maryland Charles Regional Medical Center (UMCRMC) located in the Town of LaPlata, is Charles County's acute care hospital. UMCRMC offers a host of services including emergency and urgent care and a critical care intensive care unit. The Emergency Department was recently expanded with a \$10 million renovation. In 2024, UMCRMC earned a grade of "A" for hospital safety by the Leapfrog Group and a 4-star rating by the Centers for Medicare and Medicaid Services placing it in the top 25 percent of all hospitals in the nation.

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 a variety of surgical services. Pre- and post-op visits are held at the Waldorf location, and surgeries are performed at the UMCRMC.

The University of Maryland Charles Regional Medical Group also has a primary care facility in Bryans Road. This office provides a full range of preventive care services for patients 17 and older.



The MedStar Shah Medical Group has developed three ambulatory medical office buildings in Charles County to house their expanding operations. The main building is a 51,000 square foot, three-story facility that replaced an existing building 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 has been recently completed. Medical services and operations include primary care, cardiology and outpatient surgery.

RETAIL CLUSTER

7,500 EMPLOYEES

Estimated within retail in Charles County.

10 million SQ FEET

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

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, Sprouts, 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

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: Cubesmart

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 (planned)

St. Charles Parkway and Rosewick Road

Waldorf Station

(in progress)

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

Major Anchors: Starbucks, Pollo Campero, Honeygrow

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 Q2 2025, 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 Q2 2025

| Type | Total RBA* | Vacancy Rate | Asking Rent |
|---------|------------|--------------|-------------|
| Class A | 307,594 | 4.1% | \$ 30.50 |
| Class B | 1,879,459 | 5.8% | \$ 26.48 |
| Class C | 677,205 | 3.9% | \$ 23.44 |

Source: Costar Group 2025



RETAIL

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

Charles County Retail Market Characteristics Q2 2025

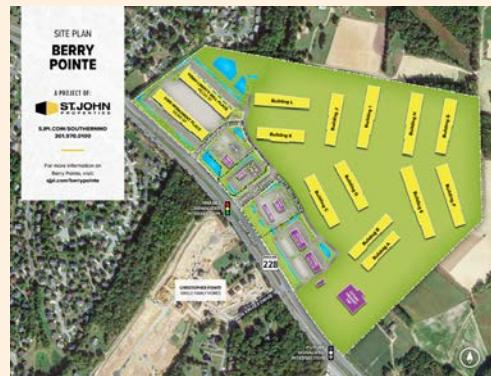
| Type | Total RBA* | Vacancy | Market Rent |
|---------------------|------------|---------|-------------|
| Power Center | 1,379,734 | 13.2% | \$ 26.79 |
| Neighborhood Center | 798,742 | 0.3% | \$ 25.45 |
| Strip Center | 767,490 | 6.3% | \$ 22.43 |
| General Retail | 6,600,447 | 4.3% | \$ 23.66 |

INDUSTRIAL

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

Charles County Logistics Market Characteristics Q2 2025

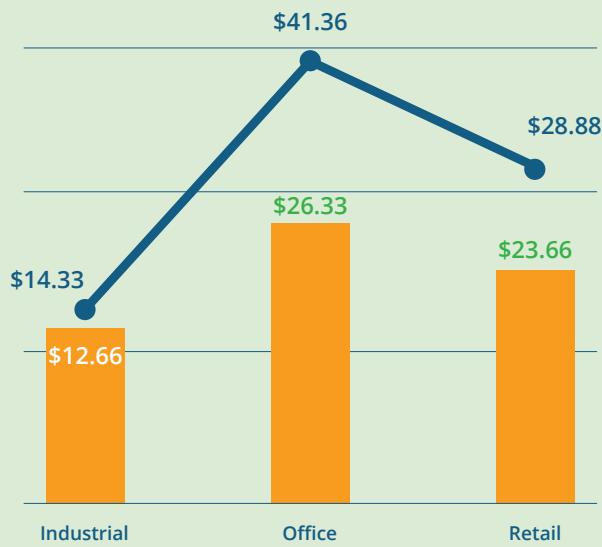
| Type | Total RBA* | Vacancy | Market Rent |
|------------|------------|---------|-------------|
| Industrial | 3,233,912 | 9.8% | \$ 10.24 |
| Flex | 832,047 | 1.5% | \$ 12.07 |



*RBA = rentable building area
Source: Costar Group 2025

2025 2Q MARKET RENT

Washington, D.C. Metro
Charles County



HOUSING STATISTICS JULY 2025

| | 2024 | 2025 | % Change |
|-------------------|-----------|-----------|----------|
| Median Sold Price | \$460,346 | \$467,990 | 1.66% |
| Units Sold | 221 | 217 | -1.81% |

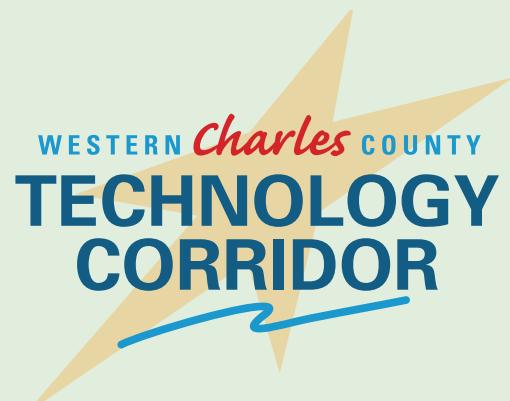
Learn more about
properties and data
in Charles County



MAJOR PROJECTS

WESTERN CHARLES COUNTY TECHNOLOGY CORRIDOR

- In July 2022, the Charles County Board of Commissioners established the Western Charles County Technology Corridor, a designated area aimed at fostering the growth of technology-related businesses. This designation enhances the area's marketing, branding efforts, and business attraction efforts.
- The Western Technology Corridor is conveniently located within a 40-minute drive of major federal laboratories and military bases in Baltimore, Richmond, and Washington, D.C.
- The Corridor boasts a skilled workforce, lower business costs, and a strategic location.
- A key advantage of the region is its projected growth over the next five years. Anchored by the NSF-IHD will benefit from a \$2.7B investment. The Corridor is expected to enjoy substantial job growth. Median household income is also anticipated to surpass \$100,000 by 2027, reflecting a growth of over 15%.



Strategic Incentives:

- Businesses within the Western Charles County Technology Corridor can take advantage of several **strategic incentives** to foster growth and innovation. These include federal Opportunity Zones and the HUBZone program, alongside the locally designated Priority Funding Area (PFA) aimed at driving investment. Additionally, Charles County offers tailored incentives such as the Commercial Real Property Improvement and Rehabilitation Tax Credit and the Recordation Tax Credit. Combined with Maryland state-level incentives, these initiatives are designed to enhance the economic landscape and support local businesses in this key technology hub.



MARYLAND AIRPORT

- Privately owned, general aviation airport in western Charles County, located four miles east of the Town of Indian Head, one mile south of the MD 210/MD 227 intersection, and 20 miles south of Washington, D.C.
- The first phase of planned improvements will include the construction of four new hangers and a maintenance facility.
- The airport is also exploring a runway extension.
- In the 1990s, the Maryland Airport was identified by the Federal Aviation Administration (FAA) as a General Aviation Reliever Airport to Washington D.C.'s Reagan National Airport. Given its reliever status, the airport became eligible for federal funding for improvements to enhance user safety and expand capacity.
- Home to over 105 aircraft, the Maryland airport generates over 20,000 annual operations which has resulted in the direct impact of 70 jobs in 2023.
- According to the Maryland Department of Transportation impact survey, almost \$2M of Business Revenue and \$4M of local purchases were generated by Maryland Airport in 2023.



- In the fall of 2024, the Board of Commissioners for Charles County passed new zoning regulations for the land surrounding the airport. The new zoning designation includes an Aviation Business Park use that would allow commercial development on parcels adjacent to the facility.
- Charles County owns a 45-acre parcel directly across Livingston Road from the airport which is envisioned as a business park to serve the energetics and aviation sectors.

VELOCITY PARK

- Velocity Park is being developed by CMC Construction. It is anchored by the College of Southern Maryland Velocity Center, and it is envisioned that the future development of the site could include potential uses such as office buildings for defense contractors as well as retail, restaurants, and a hotel.



COLLEGE OF SOUTHERN MARYLAND VELOCITY CENTER

- Velocity Center serves as an innovation center in the Town of Indian Head to support US Navy engagement with customers and create off-base collaboration space.
- In 2023, the Velocity Center opened its 1,984 sq ft Makerspace. It is a collaborative community workspace

for making, learning, exploring, and sharing.

- The Makerspace is equipped with a variety of maker equipment including 3D printers/scanners, laser cutters, soldering irons and other additive and subtractive machines for manufacturing. It also includes hardware and software for cyber/ gaming, CAD modeling, simulation, app development, robotics, and prototyping.
- The Velocity Center aligns with the strategic plans of the region's naval bases —NSWC-IHD, the Naval Air Warfare Center – Aircraft Division (NAWC AD), the Chesapeake Bay Detachment of the U.S. Naval Research Laboratory — the State of Maryland Economic Development Commission, and the Charles County Strategic Economic Development Plan.
- In 2024, the Velocity Center finalized a partnership that will bring SPARK! Places of Innovation as the first stage of the exhibit. The SPARK! is the Smithsonian's traveling exhibit which showcases innovation in rural America specifically highlighting the perspective of the local populace.

MARYLAND TECHNOLOGY CENTER

- The Maryland Technology Center (MTC) in Indian Head is another example of recent redevelopments and serves as an innovative model for public/private partnerships.
- The United States Bomb Technician Association (USBTA) Bomb Disposal Technology and Training Center has expanded its initial footprint from 13,000 sq ft to encompass all 30,000 sq ft of the building. The USBTA serves as a key facility to partner with the DoD, Federal, State and local agencies and non-profit organizations to support the bomb technician community. In 2024, the USBTA held numerous hands on training sessions with over 600 participants across 230 agencies and squads
- The Expansion also includes an operational/community-sensitive SCIF (Sensitive Compartmented Information Facility) in partnership with Applied Research and Associates (ARA). ARA will manage and operate the SCIF, with agreements in place to establish this secure capability in Indian Head.
- USBTA has developed and is currently managing a Bomb Disposal Technology and Training Center (BDTTC) at the MTC, in Indian Head, Maryland adjacent to the Naval Surface Warfare Center Indian Head Division (NSWC-IHD).
 - This first-of-its-kind "Center of Excellence" brings together federal agencies, the DoD, industry partners, academic institutions, and non-profit organizations to support the bomb technician community, Maryland first responders, the FBI, the Department of Homeland Security (DHS), and others.
 - To date, 16 businesses and organizations have co-located with USBTA at the MTC. A new tenant is X-Bow Systems Inc., a large federal contractor working with NSWC-IHD. In addition to its on-site tenants, USBTA hosted over 15 notable external organizations at the MTC in 2024. USBTA relocated staff to Indian Head and regularly holds membership events at the Velocity Center and other venues in Charles County, generating significant direct spending from conference attendees and related activities.
 - Following X-Bow's arrival at the MTC, Roebbelin, a Sacramento, CA-based general contractor closely aligned with X-Bow, purchased a former pub/restaurant property in Indian Head in early 2025. The company is finalizing plans for the site, which may include new office and meeting space





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 grocery, Oasis has seven market-rate apartments for lease on the second floor of the space which are fully occupied.
- Oasis also shares a space with an adjacent ice cream parlor, Papaleo's Ice Cream, which features premium small-batch ice creams from Baltimore's Taharka Brothers.
- Charles County provided a Rehabilitation Property Tax Credit to support the project.
- The success of the project was recognized by the Maryland Economic Development Association with a "Project of the Year" award in 2025.
- The market's proprietors, Bolans-Darby Partners, the owners of Clarity Coffee House and Pentagon Suites, continue to support the town's renaissance in a impactful way.
- Oasis Fresh Foods Market officially opened in Fall 2024.



CARPENTER'S GARAGE

- Acquired in May of 2024 by Energetics Technology Center (ETC), the planned usage for the Carpenter's Garage includes 2,400 sq ft of office space, with an additional 1,600 sq ft slated for future use.
- Carpenter's Garage will continue the revitalization of Indian Head, by supporting the NSWC-IHD, creating needed office space and restoring the historic character to one of Indian Head's oldest buildings.
- Carpenter's Garage opened in 2025, and is fully occupied by ERG, a contractor at NSWC-IHD.

MORGANTOWN GENERATING STATION

In June 2022, GenOn Holdings Inc., ceased operations of the coal-fired Morgantown Generating Station. The 355-acre property is a heavily industrial, intermodal redevelopment opportunity in Southern Maryland and is being actively marketed by a national commercial real estate brokerage company. Several industrial development firms have expressed interest in the property with potential reuses as a clean energy plant, data center, or distribution hub.



The Morgantown Generating Station sits along the eastern edge of the Potomac River, just south of Route 301. The site is ideal for heavy industrial or alternative energy users who can benefit from the existing CSX rail line, waterfront port access, and adjacent Potomac Electric Power Company (PEPCO) switchyard.

OPPORTUNITY SITE

The property is approx. 38 miles south of Washington D.C., one of the largest metro areas on the Eastern Seaboard.

Rare Intermodal Facility

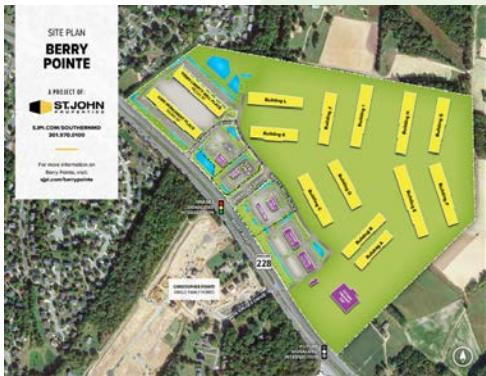
- The site is served by an existing CSX rail line that runs through Brandywine and the Greater Washington D.C. Metro area, before connecting with northern Maryland and Virginia.
- Located along the Potomac River, which runs north to Washington, D.C. and opens south into the Chesapeake Bay and Atlantic Ocean. Dock access is provided by an existing fuel terminal.
- The site is situated along the southern edge of Highway 301 (Crain Highway).

Ideal for Heavy Industrial Uses

- The site is currently improved with existing heavy industrial infrastructure that was utilized to operate a coal-fired power generating facility.
- The site is zoned IH (heavy industrial), which permits uses such as: light/heavy manufacturing and production, freight movement, distribution, and storage facilities, among others.

Power Infrastructure

- Connectivity with an adjacent PEPCO switchyard.
- Alternative and renewable energy uses possible.



BERRY POINTE (ST. JOHN PROPERTIES)

- The project is being developed by St. John Properties, a national developer based in with several similar and successful projects throughout the country.
- The project will include 518,400 square feet of flex/R&D space, 93,000 square feet of office, and 22,500 square feet of supporting retail at build-out.
- The development is projected to support over 2,100 jobs at full build-out and occupancy.
- In May of 2025, the Chesapeake Potomac Regional Cancer Center became Berry Pointe's inaugural tenant.

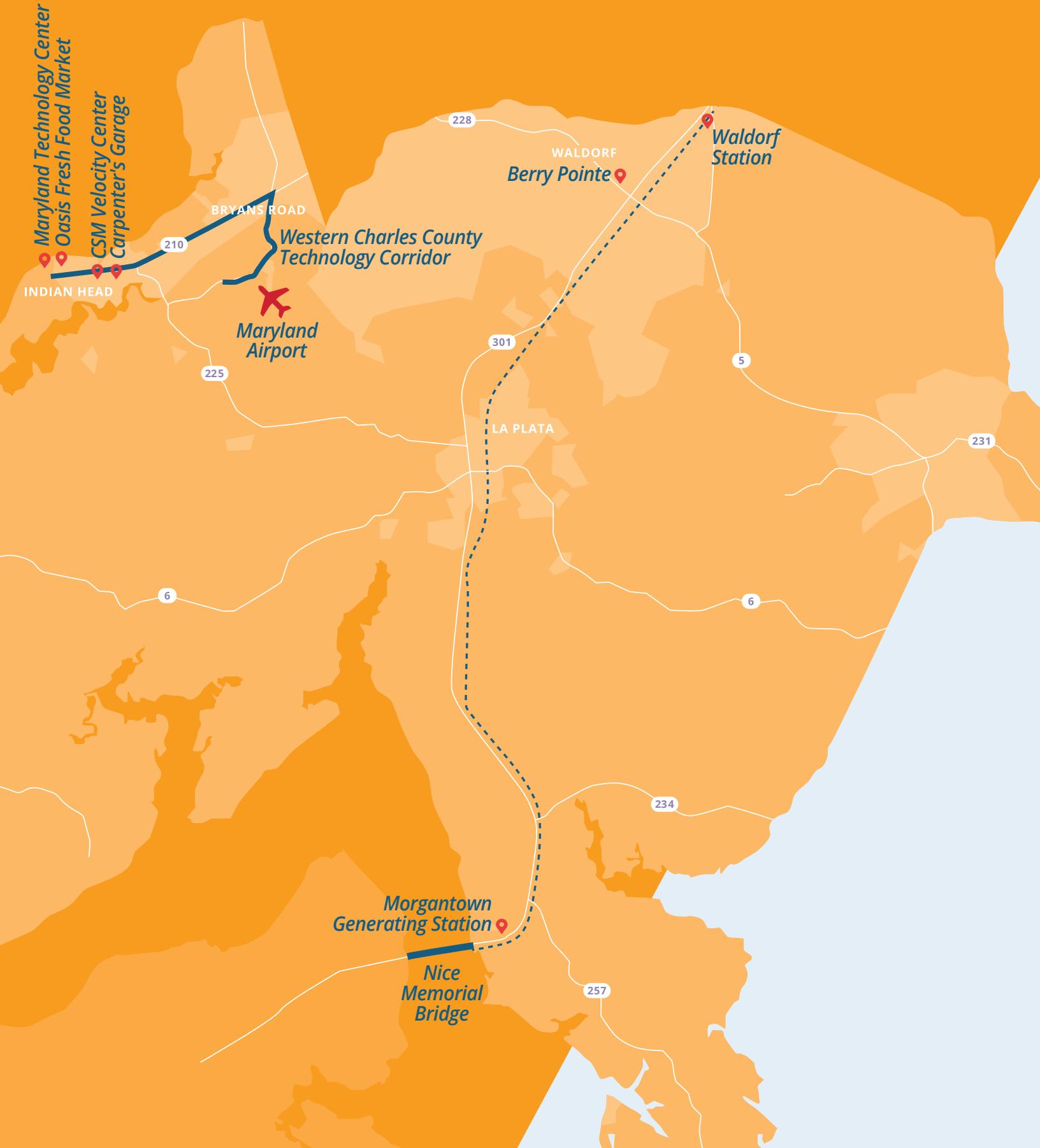


WALDORF STATION

- Waldorf Station is a 145-acre mixed-use project in Waldorf, Maryland at the intersection of U.S. Route 301 and Maryland Route 5. It is being developed by Greenberg Gibbons Commercial and serves as the "Gateway" to Charles County from southern Prince George's County.
- The project includes two phases. Phase 1 is located off Route 5 and is primarily residential in nature. It is scheduled for a ribbon cutting in Fall 2025.
- Phase 2 of the project is located on the western side of Route 301 and features a retail shopping center with future townhomes. The site is currently under construction, with confirmed tenants including Starbucks, Pollo Campero, and Honeygrow. Occupancy is anticipated in 2026.
- Construction of Waldorf Station is progressing alongside the extension of the Western Parkway, which will connect St. Charles Towne Center in southern Waldorf to U.S. 301 at Waldorf Station. The first two phases of the Parkway are complete, and the final phase is currently underway.
- To further support this development, several road improvement projects are planned, including enhancements along Route 5 at the intersections with Mattawoman Beantown Road, Pinefield Road, and Substation Road.

Charles

MAJOR PROJECTS





COMMUNICATIONS

Verizon

Speed up to 1 Gbps. Provides fiber internet, DSL internet, television, mobile and phone services.

Phone: (844) 338-4948

Verizon Fios

Speed up to 2 Gbps. Provides fiber internet services.

Phone: (855) 679-9701

Xfinity

Speed up to 1 Gbps. Provides cable internet, television and phone services.

Phone: (855) 410-1914

HughesNet

Speed up to 25 Mbps. Provides satellite internet and phone services.

Phone: (855) 768-8973

Earthlink

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

ThinkBig Networks

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

Viasat

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

Dish Network

Provides satellite television. Phone: (844) 892-3822

DirectTV

Provides satellite television. Phone: (855) 410-2386

ELECTRIC

The Southern Maryland Electric Cooperative

(SEMCO) serves all of Charles and St. Mary's counties, the southern portion of Prince George's County, and all but the northeast portion of Calvert County.

www.smeco.coop

(888) 440-3311

NATURAL GAS

Washington Gas is the public utility providing natural gas service in Charles County, primarily in 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 operates and maintains wells, water storage tanks, fire hydrants, water meters, pump stations, wastewater treatment plants and manholes.

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

sewer-billing

(301) 645-0624

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.

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

Maryland Transit Administration (MTA) provides regional commuter bus service to Washington, D.C. 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 Interstate 95 (I-95)/I-495 and I-295.

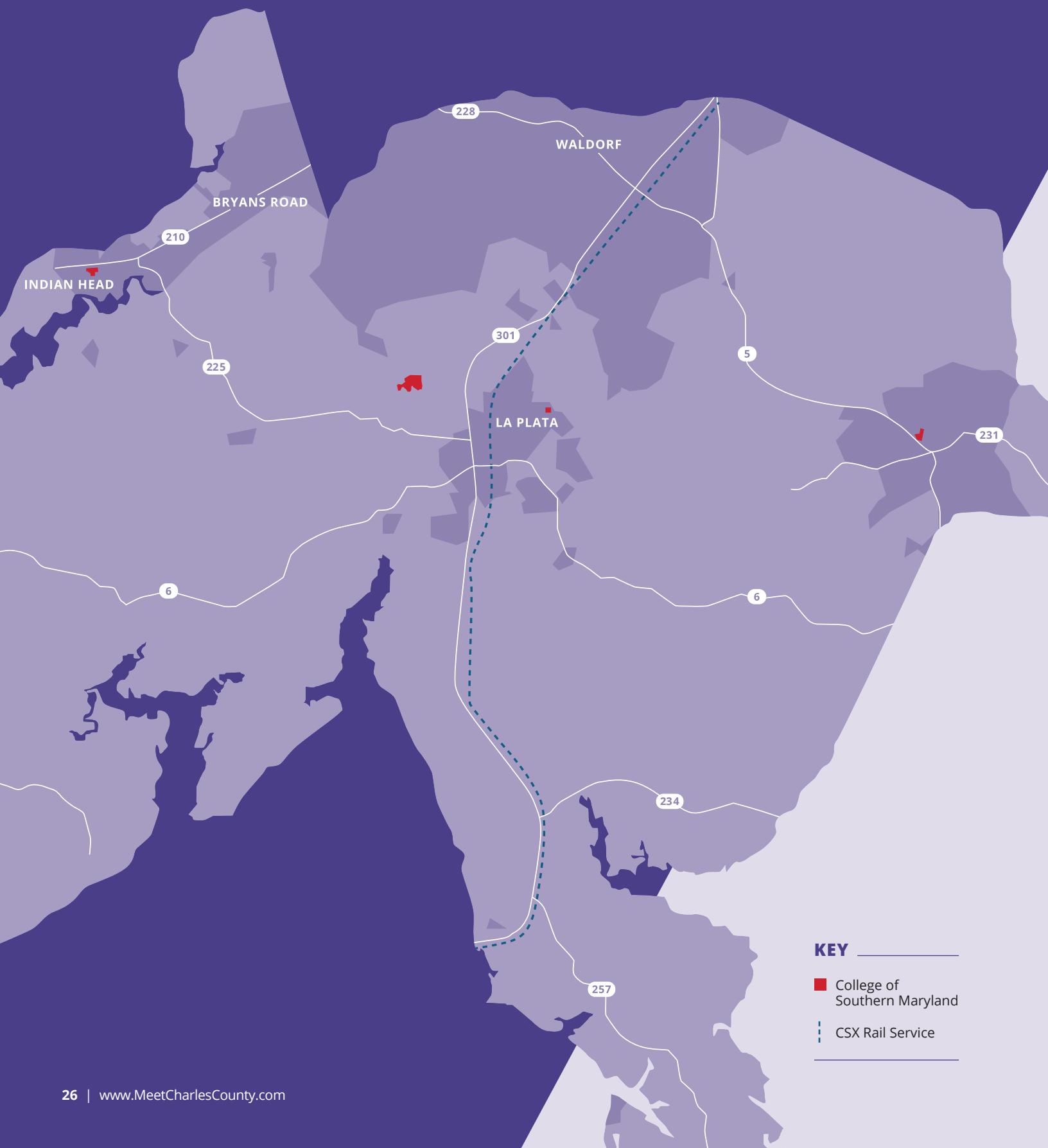
Maryland Route 5 (MD 5) is a 74.34-mile long state highway that runs from Point Lookout in St. Mary's County north to Washington, D.C. In Charles County, the route serves Hughesville and continues north into the Waldorf area, where it eventually merges onto U.S. Route 301 (US 301, Crain Highway) and enters Prince George's County.



RAIL

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

EDUCATION



27,765
ENROLLMENT

91.9%
ATTENDANCE RATE

90.5%
GRADUATION RATE

1006
AVERAGE SAT

489
MATH

517
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 (MSDE), in partnership with statewide industry advisory groups, identified ten Career Clusters that represent core business functions across broad industry areas in Maryland for Career and Technical Education (CTE). CTE offers a unique opportunity to engage high school students in a variety of 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
- Theatre



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

- Project Lead the Way (PLTW) Biomedical Sciences



Biotechnology

- Academy of Health Professions:
 - Pharmacy Technician
 - Physical Rehabilitation
 - Certified Clinical Medical Assistant (CCMA)



Information Technology (IT)

- Cisco: 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 Early College Pathway
- Drafting and Design



Transportation Technologies

- Automotive Technology
- Autobody/Collision Repair Technician

APPRENTICESHIP MARYLAND PROGRAM (AMP)

Apprenticeship Maryland is a youth apprenticeship program for students, ages 16 and up, designed for students that want to gain experience in the workplace with plans to continue in that industry after graduation. This program was developed in partnership with the Maryland State Department of Education (MSDE) and the Maryland Department of Labor (MDoL) to provide 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 occupations 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.

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 Rd
Newburg, MD 20664
301-753-1766
Jennifer Posey, Principal (*effective July 1*)

Mt. Hope/Nanjemoy Elementary School

9275 Ironsides Road A
Nanjemoy, MD 20662
301-753-1761
Louis D'Ambrosio, Principal

Malcolm Elementary School

14760 Poplar Hill Rd
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 Ln
La Plata, MD 20646
301-753-1760
Diedra Barnett, Principal

Mary H. Matula Elementary School

6025 Radio Station Rd
La Plata, MD 20646
301-753-1780
Davita Itsuokor, Principal (*effective July 1*)

C. Paul Barnhart Elementary School

4800 Lancaster Circle
Waldorf, MD 20603
301-753-1781
Caroline Burke, Principal

William B. Wade Elementary School

2300 Smallwood Dr W
Waldorf, MD 20603
301-753-1769
Tangela Scales, Ed.D., Principal
(*effective July 1*)

Dr. Samuel A. Mudd Elementary School

820 Stone Ave
Waldorf, MD 20602
301-753-1762
Portia Parker, Principal

William A. Diggs Elementary School

2615 Davis Rd
Waldorf, MD 20603
301-753-2081
Benjamin Harrington, Principal

Mary B. Neal Elementary School

12105 St George's Dr
Waldorf, MD 20602
301-753-2086
Michael Hoffman, Principal

Berry Elementary School

10155 Berry Rd
Waldorf, MD 20603
301-753-1782
LeighAnn McLaud, Principal

J.C. Parks Elementary School

3505 Livingston Rd
Indian Head, MD 20640
301-753-1763
Hughes Valmond, Principal

Gale-Bailey Elementary School

4740 Pisgah Marbury Rd
Marbury, MD 20658
301-753-1743
R. Demetri Sermons, Ed.D., Principal
(*effective July 1*)



28,162
CCPS ENROLLMENT
*(official enrollment
2024-25 school year)*

3,918
**TOTAL
EMPLOYEES***

**End of School Year June 30, 2025*

Indian Head Elementary School

4200 Indian Head Hwy
Indian Head, MD 20640
301-753-1746
Shane Blandford, Principal

Dr. Gustavus Brown Elementary School

421 University Dr
Waldorf, MD 20602
301-753-1741
Karen Lewis, Principal

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

2820 Jenifer School Ln
Waldorf, MD 20603
301-753-1768
TBD, Principal (*Kevin Jackson retired as of June 30, 2025*)

Arthur Middleton Elementary School

1109 Copley Ave
Waldorf, MD 20602
301-753-1749
Nicole Hawkins, Principal

Eva Turner Elementary School

1000 Bannister Cir
Waldorf, MD 20602
301-753-1765
Courtney Hrobak, Principal

J.P. Ryon Elementary School

12140 Vivian Adams Dr
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

Margaret J. Thornton

(opening August 2025)
5860 St. David Drive
White Plains, MD 20695
301-753-2083
Brian King, Ed.D., Principal

MIDDLE SCHOOLS

Piccowaxen Middle School

12834 Rock Point Rd
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
Jasmine Bateman, Ed.D., Principal
(effective July 1)

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 Dr
Waldorf, MD 20601
301-753-1783
Benjamin Kohlhorst, Principal

Mattawoman Middle School

10145 Berry Rd
Waldorf, MD 20603
301-753-1789
Anthony Carroll, Principal

General Smallwood Middle School
**(Effective July 1, 2025, this school will
be named Glymont Middle School)**

4990 Indian Head Hwy
Indian Head, MD 20640
301-753-1786
Orlena Whatley, Principal

Matthew Henson Middle School

3535 Livingston Rd
Indian Head, MD 20640
301-753-1784
Christina Caballero, Principal

Benjamin Stoddert Middle School

2040 Saint Thomas Dr
Waldorf, MD 20602
301-753-1788
Marquelle Peavy, Principal

EDUCATIONAL CENTERS

Early Learning Center, La Plata

8730 Mitchell Road
La Plata, MD 20646
240-776-5804
Candice Vallandingham-Adam,
Coordinator

Early Learning Center, Waldorf

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 Rd
Waldorf, MD 20603
301-753-1759
Daniel Kaple, Principal

La Plata High School

6035 Radio Station Rd
La Plata, MD 20646
301-753-1754
Douglass Dolan, Principal

Maurice J. McDonough High School

7165 Marshall Corner Rd
Pomfret, MD 20675
301-753-1755
Darnell Russell, Principal

St. Charles High School

5305 Piney Church Rd
Waldorf, MD 20602
301-753-2090
Tammika Little, Principal

Thomas Stone High School

3785 Leonardtown Rd
Waldorf, MD 20601
301-753-1756
Shanif Pearl, Principal

Henry E. Lackey High School

3000 Chicamuxen Rd
Indian Head, MD 20640
301-753-1753
Cheryl Davis, Principal

Westlake High School

3300 Middletown Rd
Waldorf, MD 20603
301-753-1758
Dana Fenwick, Principal

JAMES E. RICHMOND SCIENCE CENTER

The mission of the James E. Richmond Science Center is to inspire and foster an appreciation for science and its connection to other disciplines. The Center serves and enriches the entire student population of Charles County, along with the broader Southern Maryland community. This is achieved through engaging, multi-disciplinary experiences that incorporate the hands-on Discovery Lab, NOAA's Science on a Sphere, and the immersive Digital Dome Planetarium Classroom.

The James E. Richmond Science Center is located on the campus of St. Charles High School in Waldorf. The Science Center is a cutting-edge

experiential center that hosts school groups, senior groups, families, and community events. It services the entire Southern Maryland Community. The Science Center's focal points include a 184 seat digital dome classroom/ planetarium, the largest planetarium in Maryland, a 6-foot diameter NOAA Science on a Sphere and a Discovery Lab all which are used in combination to allow students and visitors to experience various levels of science, math, history, and fine arts, in new and exciting ways. The Center specializes in STEM problem-based learning and can customize learning experiences for all ages.

COLLEGE OF SOUTHERN MARYLAND

Founded in 1958

PRESIDENT

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.

LEADERSHIP

Yolanda Wilson, Ed.D.

President

Vacant.

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)

Patrick Shirdon

Chief Financial Officer and Vice President of Financial Services

Kendall Isaac, Ed.D., J.D.

Vice President of Policy, Compliance, 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 Officer and Vice President of Information Management and Technology



MISSION

The College of Southern Maryland enhances lives and enriches our region through accessible, high-quality instruction and services that support our students along their personal paths to success.

VISION

The College of Southern Maryland is an inclusive, student-centered community where all are empowered to succeed.

VALUES

Collaboration, equity, excellence, inclusivity, innovation, integrity, respect.



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

COLLEGE OF SOUTHERN MARYLAND 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 EMS paramedic program is accredited by the Commission on Accreditation of Allied Health Education Programs.
- The associate degree program in Health Information Management has been reaffirmed through 2028-2029 by the Commission on Accreditation for Health Informatics and Information Management Education.

LOCATIONS

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 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



CREDIT ENROLLMENT (FY24)

| | |
|--|-------|
| Average Class Size | 17:1 |
| State-Funded Full-Time Equivalent (FY22) | 3,186 |
| Average Age | 24 |
| Total Credit Students | 7,952 |

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:

4,518 | **4,237** | **4,868**
FY22 | FY23 | FY24

Approximately

80-90%

of business partnering with CSM for training are repeat customers.

ONLINE EDUCATION (FY24)

| | |
|--|--------|
| Number of online programs and certificates | 11 |
| Total enrollment in online courses | 18,859 |

CONTINUING EDUCATION STUDENTS (FY24)

| | |
|--|--------|
| Total Continuing Education Students | 7,304 |
| Total Full-Time Equivalent Enrollment | 529 |
| Enrollments in contract training | 4,868 |
| Total enrollment in workforce training courses | 7,105 |
| Job Preparation | 294 |
| Licensure | 4,997 |
| Job Skills Enhancement | 1,814 |
| Total Enrollments in Lifelong Learning Courses | 4,575 |
| Total Credit and Continued Ed. Students | 14,971 |

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 |

FINANCIAL CAPITAL

FINANCIAL 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

VENTURE CAPITAL

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

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

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

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

TEDCO Venture Fund:



TEDCO Seed Funds:



MARYLAND VENTURE FUND

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

PRIVATE MARYLAND VENTURE CAPITAL FIRMS

Abell Venture Fund
<https://abell.org/who-we-are/>

ABS Capital Partners
www.abscapital.com/

Anthem Capital, L.P.
www.anthemcapital.com/

Gabriel Venture Partners
www.gabrielvp.com/

Highland Capital Partners
www.hcp.com/

Inflection Point Ventures
www.inflectpoint.com/

Key Principal Partners
www.keyprincipalpartners.com/

Kinetic Ventures, L.L.C.
www.kineticventures.com/

MMG Ventures, L.P.
www.mmggroup.com/

Montagu Newhall Associates, Inc
www.montagunewhall.com/

New Enterprise Associates
www.nea.com/

Novak Biddle Venture Partners
www.novakbiddle.com/

Sterling Venture Partners
www.sterlingpartners.com/

Top 10 Maryland Micro VC

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

Top Private Equity Firms

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

Top Maryland Angel Investors

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

SBIR/STTR – Local Assistance in Maryland

www.sbir.gov/local-resources/MD?page=2

BUSINESS INCENTIVES

CHARLES COUNTY FINANCIAL INCENTIVES FOR BUSINESS

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 yield a substantial increase in annual commercial tax revenue. New, relocating, or expanding businesses are eligible for consideration. The main requirement is the creation of jobs paying above-average Charles County wages and/or significant capital investment.

COMMERCIAL REAL PROPERTY IMPROVEMENT AND REHABILITATION TAX CREDIT

Charles County offers a Real Property Improvement and Rehabilitation (CRPIR) tax credit for qualified commercial properties.

To qualify for the tax credit, a property owner must increase the assessed value of any qualifying business property within a Priority Funding Area as the direct result of the renovation or rehabilitation of the property. To be eligible, the increase in the assessed value must be greater than \$100,000 and shall not exceed \$3,000,000 as determined by the Maryland State Department of Assessment and Taxation (SDAT). The credit will be 100% in the first year, 80% in year two, 60% in year three, 40% in year four, and 20% in year five.

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



MARYLAND COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)

MDPACE (Maryland Commercial Property Assessed Clean Energy (C-PACE) is a statewide program that provides turnkey, low cost, standardized C-PACE program services to property owners, capital providers, contractors, and local governments in the state of Maryland.

C-PACE programs can finance energy efficiency and renewable energy improvements on commercial properties. PACE financing provides 100% up-front capital to commercial property owners to implement upgrades that save energy and lower operating costs. Improvements are repaid through a long-term surcharge on the property tax bill that transfers with sale of the property. In turn, C-PACE strengthens the business case for investment in longer payback and deeper building retrofits beyond what is possible with traditional financing.

C-PACE also provides an avenue for contractors to create new sales and execute large-scale projects that have long payback periods. Similar to construction loan draws, contractors can receive progress payments to install eligible energy, resilience, and environmental improvements. For capital providers, C-PACE is a financing product secured by the property and a method of improving the value of existing assets. For governments, C-PACE is a means to improve economic development and make commercial buildings more energy efficient, without raising taxes.

Property owners accept a voluntary tax assessment to fund projects ranging in size from \$50,000-\$100,000.

MARYLAND INDUSTRIAL DEVELOPMENT FINANCING AUTHORITY (MIDFA)

Maryland Industrial Development Financing Authority (MIDFA) promotes 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 businesses and businesses in rural areas.

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 facilitates capital access by issuing private activity revenue bonds and can provide credit insurance in the form of a loan guaranty to reduce lender's 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 day care providers.



MARYLAND OPPORTUNITY ZONES

This program was designed to stimulate business investments and improve the quality of life for residents. Taxes on capital gains are deferred, reduced, or even eliminated when invested in opportunity zones. This initiative provides federal income tax benefits for investments in designated communities for the next 10 years.

Charles County has designations in three areas:

1. An area west of US 301 in Waldorf – the southbound side – from the county line to Berry Road, encompassing the proposed Waldorf Station development;
2. The Town of Indian Head;
3. An area east of US 301 in Waldorf – the northbound side – from the county line to Berry Road, encompassing the Waldorf Urban Redevelopment Corridor.

HUBZone

Operated by the Small Business Association (SBA), the HUBZones program assists small companies that operate and employ people in Historically Underutilized Business (HUB) Zones. Businesses who participate in the HUBZone program are eligible to compete for the program's set-aside contracts. HUBZone-certified businesses 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.

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, including those that leverage public and private investment.



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 | Advantage Maryland 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 - Non-profit, Interest-Free, Micro Bridge Loan Account (NIMBL) | Non-profit | 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 \$100,000 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. |

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

| Tax Credits | Target Audience | Benefits |
|--|------------------------------|---|
| Winery and Vineyard Economic Development Grant Program (WVEDG) | Agriculture | Provides financial assistance to individuals and corporations to establish a new winery or vineyard in the state or complete capital improvements at an existing winery or vineyard. Commerce will provide a grant to an individual or corporation for 25% of "qualified capital expenses." |
| 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 (R&D) 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

Natonya Thomas, Chair, Board of Directors

LaKeysha Moore, 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

Helen Mattingly Wernecke, President, Board of Directors



CHARLES COUNTY COURTHOUSE

200 CHARLES ST

GOVERNMENT

CHARLES COUNTY COMMISSIONERS

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

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

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

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

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

Michael A. Jackson (leaving 11/12/2025)

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

Angela Alsobrooks

US Senator | Represents Maryland

374 Russell Senate Office Building
Washington, DC 20510
Local: 10201 Martin Luther King, Jr. Hwy
Suite 210 Bowie, MD 20720
(202) 224-4524
alsobrooks.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/
email

Point of Contact: Savanna Peterson

60 West St Ste 107
Annapolis, MD 21401-2479
(410) 263-1325

Steny Hoyer

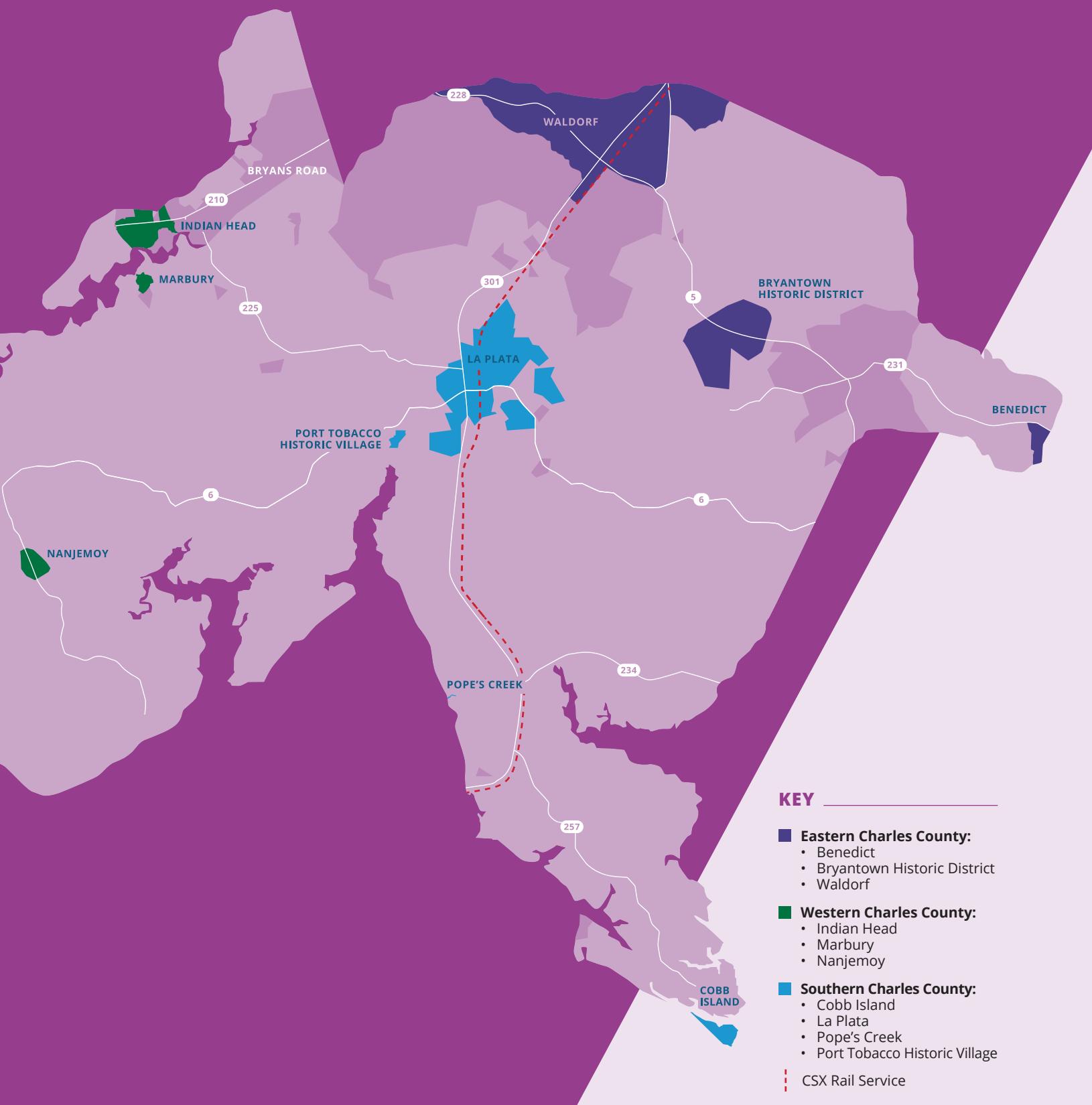
*US Representative | Represents Maryland's
5th Congressional District*

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](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



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

Bensenville Park
6980 Bensenville Road, White Plains

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

Chapel Point Park
8160 Pisces Lane, Port Tobacco

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

MALLOWS BAY NATIONAL MARINE SANCTUARY

In September 2019, the National Oceanic and Atmospheric Administration (NOAA), the State of Maryland and Charles County announced the designation of Mallows Bay as the 14th national marine sanctuary in the nation. The purpose of the designation is to protect the remains of more than 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, as well as 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

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. The park is 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. Friendship Farm Park Trails is open year-round for hiking and open from April to October 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 year-round except during special events.

Maxwell Hall Park Trails

14 miles of trails for hikers and horses have features including flat wide-open riding, "intense" and hilly wooded terrain, a cross country jumping course, a 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. Maxwell Hall Park Trails is 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. The trail is open from March to November.

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. The trail is open year-round.

Pisgah Park

The park offers a .75-mile paved walking trail with workout stations spaced along the trail. The park is 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. The park is 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 5:30 a.m.-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.

TOWNS AND COMMUNITIES

EASTERN CHARLES COUNTY – WALDORF, BENEDICT, HUGHESVILLE, BRYANTOWN, AND WHITE PLAINS

Benedict

Once a bustling Patuxent River port on Charles County's eastern border, Benedict was one of the first designated colonial ports in Maryland established by the 1683 Act for Advancement Trade. Storehouses flourished near the wharves, and ship building began in earnest during the late 1600's. Today, this sleepy waterfront community offers visitors a fine variety of fresh seafood at its riverside restaurants. Dock your boat along the pier or travel by auto along the scenic rural landscape peppered with tobacco barns and farms, antique stores, and fresh produce stands.

Bryantown Historic District

Located along the Zekiah Swamp, Bryantown was bustling with federal troops searching for John Wilkes Booth after he assassinated President Abraham Lincoln in 1865. Sites to visit include the Old Bryantown Tavern and St. Mary's Catholic Church and Cemetery, where the grave of Dr. Samuel A. Mudd can be viewed.

Waldorf

In 1872, the Baltimore and Potomac Railroad established a station in the fledgling farming community of Waldorf. The community grew considerably after 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 resembling Las Vegas was prominent. Today, Waldorf is the retail, dining, lodging, and attraction hub of Charles County.



WESTERN CHARLES COUNTY – BRYANS ROAD, INDIAN HEAD, MARBURY, PISGAH, AND NANJEMOY

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 of 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 and 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

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

SOUTHERN CHARLES COUNTY – LA PLATA, PORT TOBACCO, BEL ALTON, NEWBURG, AND COBB ISLAND

Cobb Island

At the junction of the Potomac and Wicomico Rivers on the southern tip of Charles County, Cobb Island offers 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, park, historic sites, a unique coffee and wine house, and nearby Swan Point Golf Course.

La Plata

The town of La Plata is the county seat and 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, as well as art galleries, a live theater, shopping, restaurants, and rich Maryland culture.

Town Hall, 305 Queen Anne Street, La Plata

www.townoflaplata.org

(301) 934-8421

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 programs reveal much of Charles County's colorful past.

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 hosts waterfront crab houses for summer dining, offering mouthwatering seafood.



CHARLES COUNTY, MARYLAND ECONOMIC DEVELOPMENT DEPARTMENT

ECONOMIC DEVELOPMENT DEPARTMENT

ECONOMIC DEVELOPMENT DEPARTMENT

2018-01-12

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.

