

## **TALBOT COUNTY ECONOMIC DEVELOPMENT ANALYSIS**

Prepared by Talbot County Economic Development Office  
October 01, 2006

## Talbot County Economic Development

10/01/06

The following Talbot County Economic Analysis presents benchmark economic information as of October 01, 2006:

**Talbot County** is centrally located on the Delmarva Peninsula; a 6,057 square mile body of land comprised of nine counties from the state of Maryland, the entire state of Delaware and two counties of Virginia. The Peninsula is surrounded on three sides by the Chesapeake Bay, the Delaware Bay and the Atlantic Ocean and is often referred to as the Eastern Shore. Talbot County is bound by the Choptank River and Dorchester County to the south, Caroline County to the east, Queen Anne's County and the Wye River to the north, and the Chesapeake Bay to the west.

Talbot County is a 270 square mile land area which includes four major river systems with over 600 miles of waterfront shoreline. Over 75% of the land in Talbot County is arable supporting agriculture and forest products which, combined with seafood processing, have historically provided the economic base for the county. Today, 64% of total county acreage remains in farm production. Development over the years reflects a diversified industrial base of manufacturing production, commercial trade and professional services, medical/healthcare and tourism. Talbot County has grown at 1.4 % per year over the last 25 years to a population of 35,683 as of 2005. Easton is the county seat for Talbot government. It serves as the commercial and industrial center for the Mid Shore region with a population of 11,700.

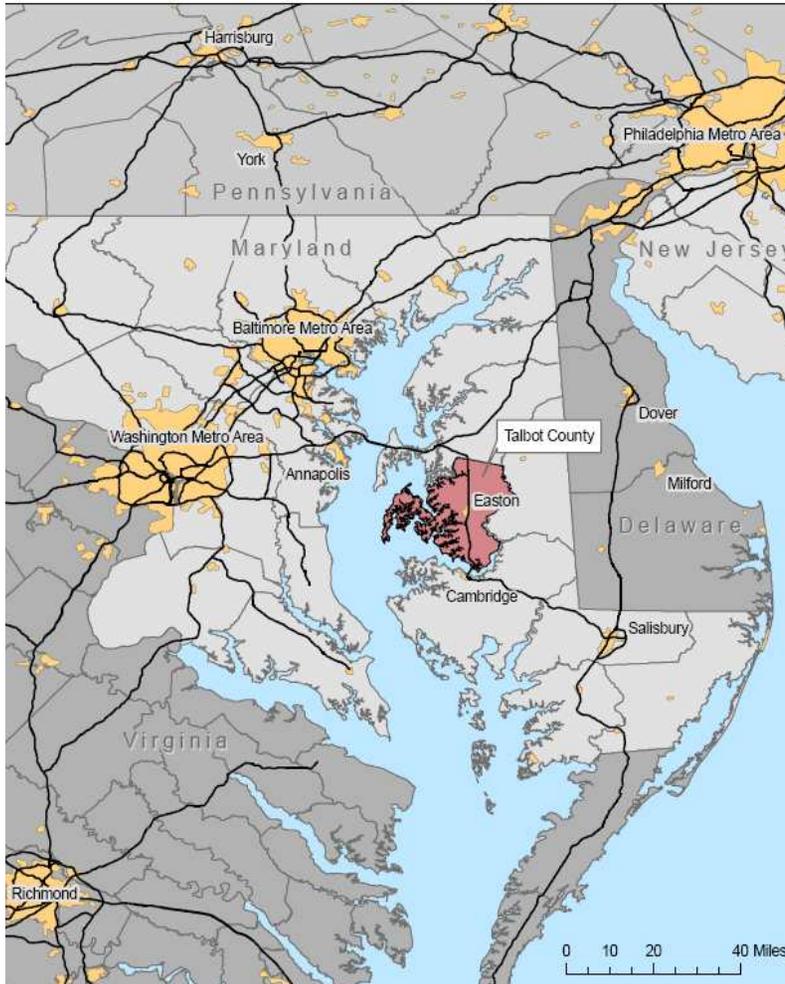
Talbot County has witnessed steady growth in residential housing for the past five years while the areas surrounding the county are experiencing unprecedented development. The county economy has remained healthy, attributed to revenues generated by real estate taxes from the seemingly unending appetite for retirement and second home housing and the resulting increase in land values. There is every indication that, due to the cyclical nature of the housing market and the public initiatives to contain widespread residential sprawl, the county will not be able to continue to rely on the residential property values for its tax base. While the county currently supports an industrial base of medium and small employers distributed over several sectors, it will be necessary to attract targeted industries with additional high paying jobs to expand the tax base and wealth of the county.

Additionally, there is a priority to address the future development and retention of the Memorial Hospital. Located in Easton, the hospital currently serves as a center for the medical needs of a larger regional community and is in process with a \$10 million expansion for Emergence Care. A recent merger with University of Maryland Medical Center has disclosed a possible relocation of the hospital center in the future. Such relocation may require an infill in the commercial base of Easton to offset the proposed outward migration of medical services and workers.

## TALBOT COUNTY LOCATION PROXIMITY

LOCATION MAP

Talbot County  
Economic Development  
(410) 770-8058



U.S. Route 50, a dual lane highway system services Talbot County from North to South. North Route 50 merges with U.S 301 in Queen Anne’s County and connects users to Maryland’s western shore, crossing the Chesapeake Bay via the Preston Lane Memorial Bridge to intersect with Interstate 95 and the Baltimore/Washington DC metropolitan corridor. Major metropolitan areas to the north of Talbot County include Wilmington/Philadelphia and New York. South Route 50 intersects U.S. Route 13 in Wicomico County with access to the Norfolk/Newport News area via the Chesapeake Bay Tunnel Bridge.

### Highway distance from Easton (in miles):

**Baltimore, MD: 59 miles**

**Washington, DC: 73 miles**

**Philadelphia, PA: 117 miles**

**Pittsburgh, PA: 277 miles**

**New York, NY: 217 miles**

**Newport News: 207 miles**

**Richmond, VA: 179 miles**

### POPULATION GROWTH TALBOT COUNTY

**Talbot County population has increased 1.4 % per year since 1980**

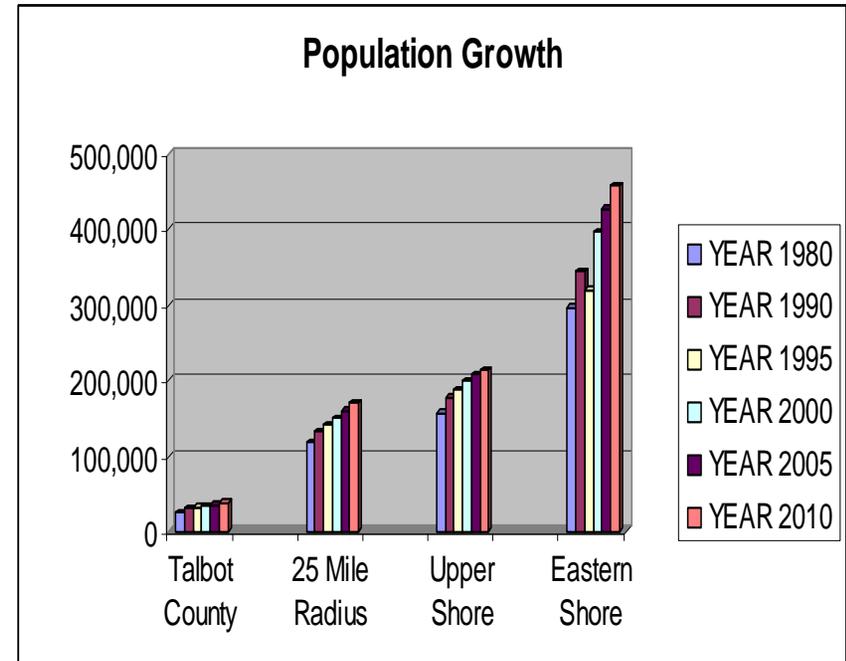
**Upper Eastern Shore population has increased 1.2% Maryland population has increased 1.1 %**

**1990 and 2000** Talbot County's population increased 10.7% from 30,549 to 33,812 or 3,263 persons

**2000 to 2005** the population grew by 5.5% population or 1,871 persons or 35,683.

**2010** projections indicate a population of 37,700

**Within a 25 mile radius of downtown Easton, there is a population of 160,380 which will grow to 170,683 by the year 2010.**



### POPULATION FROM 1980 to 2010 PROJECTION

Population Demographics					
Year	Talbot County	25 Mile Radius Easton	Upper Shore	Eastern Shore	Maryland
1980	25,604	117,231	156,495	296,620	4,216,933
1990	30,549	132,598	177,009	343,769	4,780,753
1995	32,325	141,058	188,000	320,194	5,034,600
2000	33,812	149,517	199,406	395,903	5,296,486
2005	35,683	160,384	207,300	427,210	5,600,388
2010	37,700	170,683	214,400	457,925	5,907,575

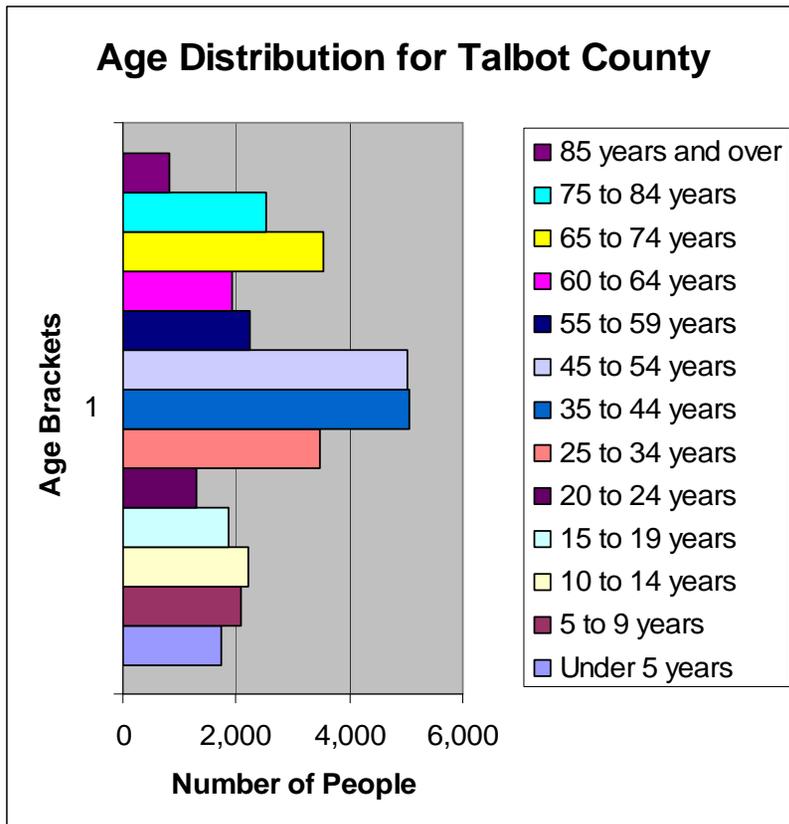
### INCORPORATED TOWN POPULATION ESTIMATES

Town	2000	1990	Change	CAG*
Easton	11,708	9,372	24.9%	2.25%
Oxford	771	699	10.3%	0.99%
St. Michael's	1,301	1,193	9.1%	0.87%
Trappe	1,146	974	17.7%	1.64%

CAG = Compound Annual Growth

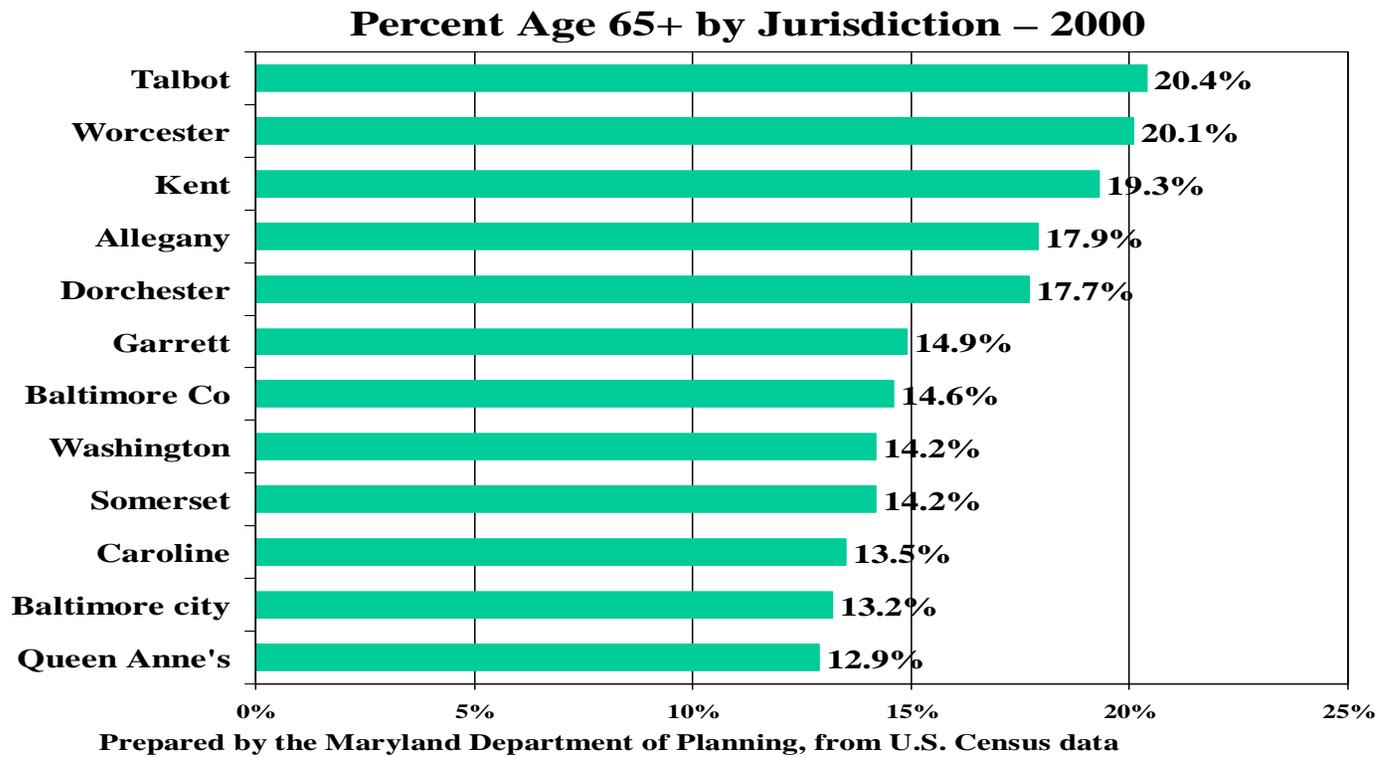
## DISTRIBUTION TALBOT COUNTY POPULATION

The average age in Talbot County is 43.3 years old



SEX AND AGE		
Male	16,125	47.7
Female	17,687	52.3
Under 5 years	1,752	5.2
5 to 9 years	2,086	6.2
10 to 14 years	2,213	6.5
15 to 19 years	1,878	5.6
20 to 24 years	1,281	3.8
25 to 34 years	3,477	10.3
35 to 44 years	<b>5,043</b>	<b>14.9</b>
45 to 54 years	<b>5,016</b>	<b>14.8</b>
55 to 59 years	2,234	6.6
60 to 64 years	1,935	5.7
65 to 74 years	3,550	10.5
75 to 84 years	2,526	7.5
85 years and over	821	2.4

## COUNTIES WITH HIGHEST PERCENT OF POPULATION OF 65 AND OLDER



## TOTAL TALBOT COUNTY POPULATION DISTRIBUTION BY RACE

Total Population by Race for Maryland's Jurisdictions, July 1, 2005						
State/Region/Jurisdiction	Total	White Alone	Black or African American Alone	American Indian and Alaska Native Alone	Asian Alone	Native Hawaiian and Other Pacific Islander Alone
<b>Maryland</b>	<b>5,600,388</b>	<b>3,586,856</b>	<b>1,640,316</b>	<b>17,857</b>	<b>267,169</b>	<b>3,471</b>
<b>Baltimore Region</b>	<b>2,610,063</b>	1,719,809	752,313	7,710	93,233	1,500
<b>Suburban Washington Region</b>	<b>1,994,407</b>	1,057,440	728,312	6,958	161,415	1,540
<b>Southern Maryland Region</b>	<b>323,265</b>	236,914	73,079	1,560	6,034	181
<b>Western Maryland Region</b>	<b>245,443</b>	223,903	17,213	379	2,076	94
Anne Arundel	510,878	411,278	75,009	1,633	14,380	446
<b>Upper Eastern Shore Region</b>	<b>230,812</b>	<b>205,170</b>	<b>21,147</b>	<b>711</b>	<b>1,917</b>	<b>133</b>
Caroline	31,822	26,736	4,470	193	155	10
Cecil	97,796	90,743	4,853	304	938	17
Kent	19,899	16,462	3,138	49	172	6
Queen Anne's	45,612	41,186	3,591	103	398	8
<b>Talbot</b>	<b>35,683</b>	<b>30,043</b>	<b>5,095</b>	<b>62</b>	<b>254</b>	<b>92</b>
<b>Lower Eastern Shore Region</b>	<b>196,398</b>	<b>143,620</b>	<b>48,252</b>	<b>539</b>	<b>2,494</b>	<b>23</b>
Dorchester	31,401	22,263	8,679	75	264	0
Somerset	25,845	14,625	10,770	83	217	1
Wicomico	90,402	66,083	21,515	282	1,587	19
Worcester	48,750	40,649	7,288	99	426	3

\* The Hispanic population as part of the White population is believed to be 1.4% in the 2000 US Census Talbot County

### **2004 INCOME DISTRIBUTION FOR TALBOT COUNTY**

<b><u>Distribution</u></b>	<b><u>Talbot County</u></b>	<b><u>Maryland</u></b>	<b><u>U.S</u></b>
<b>Under \$25,000</b>	<b>29.3 %</b>	<b>21.9 %</b>	<b>29.9 %</b>
<b>\$25,000 - \$49,999</b>	<b>35.3</b>	<b>33.6</b>	<b>34.9</b>
<b>\$50,000 - \$74,999</b>	<b>18.8</b>	<b>25.1</b>	<b>20.6</b>
<b>\$75,000 and over</b>	<b>16.6</b>	<b>19.4</b>	<b>14.6</b>

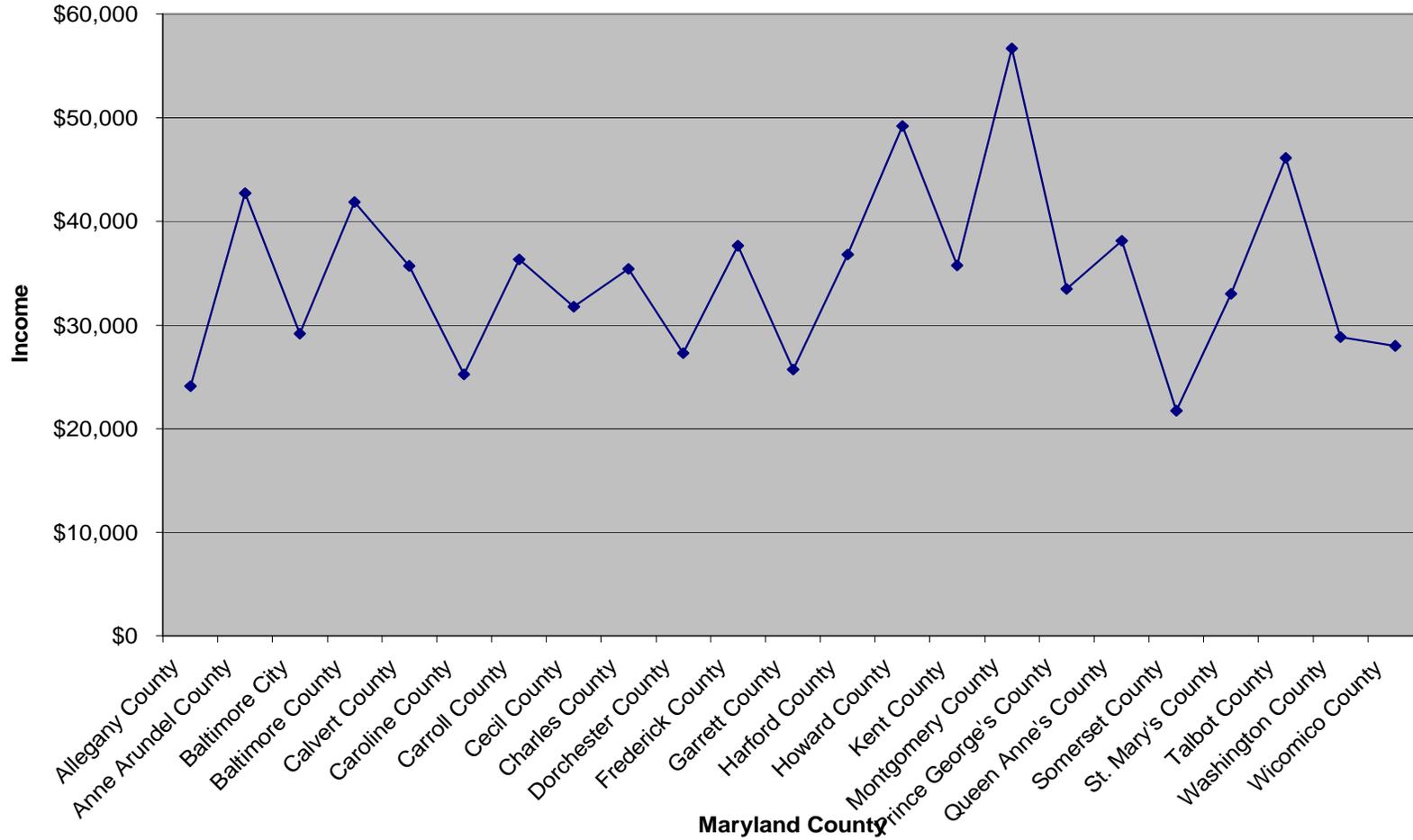
### **EFFECTIVE BUYING INCOME FOR TALBOT COUNTY**

<b>Median Household</b>	<b>\$38,212</b>	<b>\$45,886</b>	<b>\$38,365</b>
<b>Average Household</b>	<b>\$52,530</b>	<b>\$55,776</b>	<b>\$49,219</b>
<b>Per Capita</b>	<b>\$22,319</b>	<b>\$20,943</b>	<b>\$18,491</b>

[Source: Copyright Market Statistics; Demographics USA County Edition]

### TALBOT COUNTY MEDIAN HOUSEHOLD INCOME

2004 Per Capita Personal Income



**EASTERN SHORE MEDIAN / PER CAPITA / PERSONAL INCOME**

	<b>2005 Median Household Income</b>	<b>2004 Per Capita Personal Income</b>	<b>2004 Total Personal Income (000's)</b>
Anne Arundel County	\$76,350	\$42,723	\$21,718,720
Caroline County	\$45,800	\$25,264	\$785,399
Cecil County	\$60,350	\$31,759	\$3,034,155
Dorchester County	\$40,550	\$27,290	\$846,036
Kent County	\$45,750	\$35,752	\$706,486
Queen Anne's County	\$71,750	\$38,116	\$1,713,832
Somerset County	\$34,900	\$21,741	\$560,141
<b>Talbot County</b>	<b>\$50,100</b>	<b>\$46,144</b>	<b>\$1,621,027</b>
Wicomico County	\$44,650	\$27,985	\$2,479,732
Worcester County	\$49,400	\$32,016	\$1,562,082

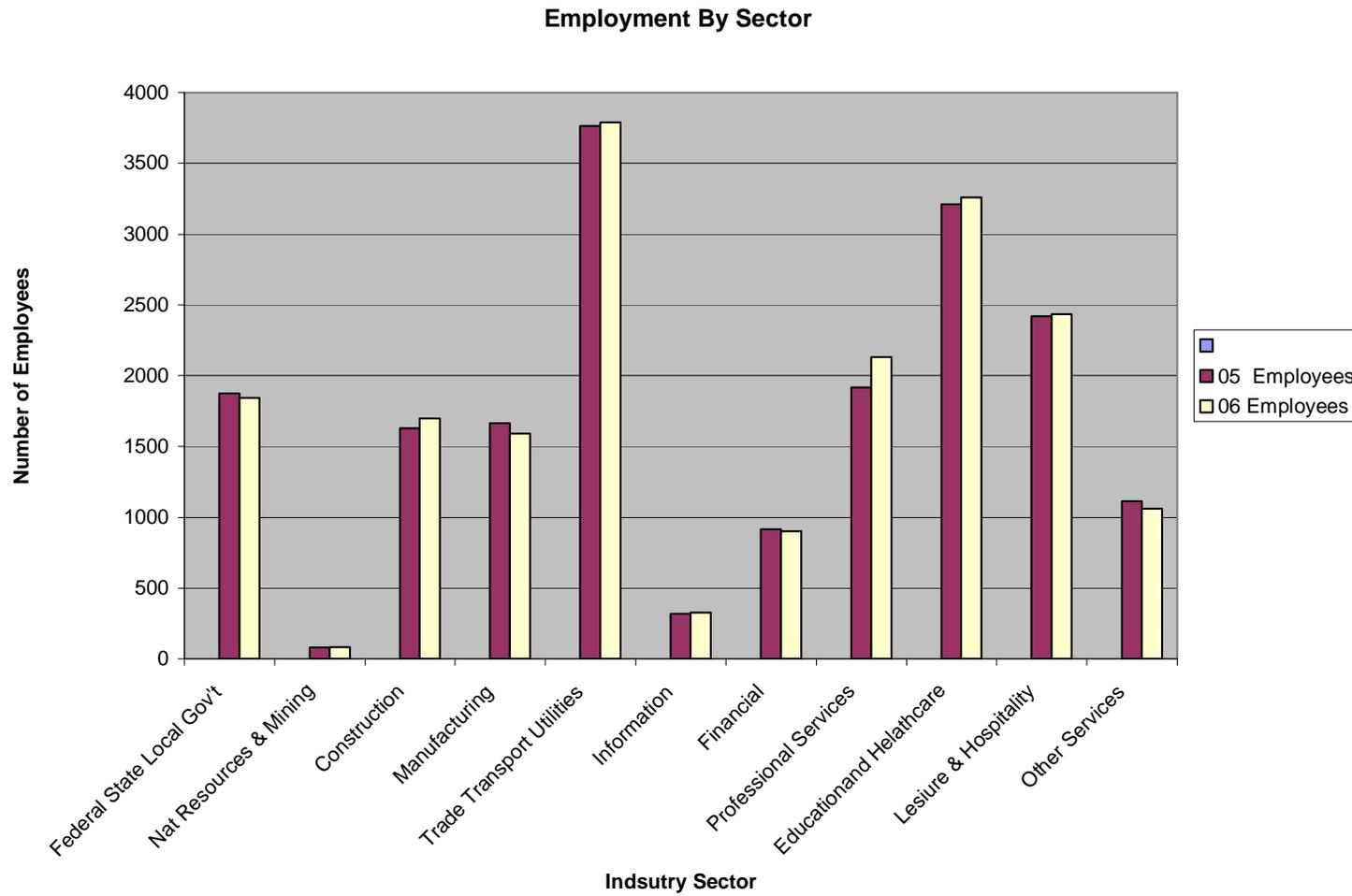
Sources: [Maryland State Data Center](#) and [U.S. Bureau of Economic Analysis](#)

**Employment, Unemployment and Unemployment Rate by Place of Residence  
2006 Civilian Labor Force**

County	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Average
<b>Caroline</b>										
Labor Force	16,032	15,978	16,079	16,211	16,425	16,675	16,955	16,847		16,400
Employment	15,267	15,238	15,427	15,598	15,776	15,948	16,166	16,140		15,695
Unemployment	765	740	652	613	649	727	789	707		705
Rate	4.8	4.6	4.1	3.8	4	4.4	4.7	4.2		4
<b>Dorchester</b>										
Labor Force	16,925	16,816	16,809	16,919	17,367	17,687	17,842	17,724		17,261
Employment	15,878	15,762	15,882	16,102	16,412	16,755	16,828	16,771		16,299
Unemployment	1,047	1,054	927	817	955	932	1,014	953		962
Rate	6.2	6.3	5.5	4.8	5.5	5.3	5.7	5.4		6
<b>Kent</b>										
Labor Force	10,563	10,589	10,635	10,854	11,164	11,265	11,550	11,257		10,985
Employment	10,057	10,151	10,261	10,496	10,756	10,826	11,065	10,854		10,558
Unemployment	506	438	374	358	408	439	485	403		426
Rate	4.8	4.1	3.5	3.3	3.7	3.9	4.2	3.6		4
<b>Talbot</b>										
Labor Force	18,698	18,531	18,618	18,874	19,170	19,566	20,039	19,819		19,164
Employment	17,896	17,788	17,997	18,322	18,592	18,911	19,301	19,181		18,499
Unemployment	802	743	621	552	578	655	738	638		666
Rate	4.3	4	3.3	2.9	3	3.3	3.7	3.2		3
<b>Worcester</b>										
Labor Force	24,615	24,606	24,854	26,308	28,012	31,798	34,183	33,116		28,437
Employment	22,057	22,284	22,888	24,753	26,651	30,538	32,825	31,946		26,743
Unemployment	2,558	2,322	1,966	1,555	1,361	1,260	1,358	1,170		1,694
Rate	10.4	9.4	7.9	5.9	4.9	4	4	3.5		6

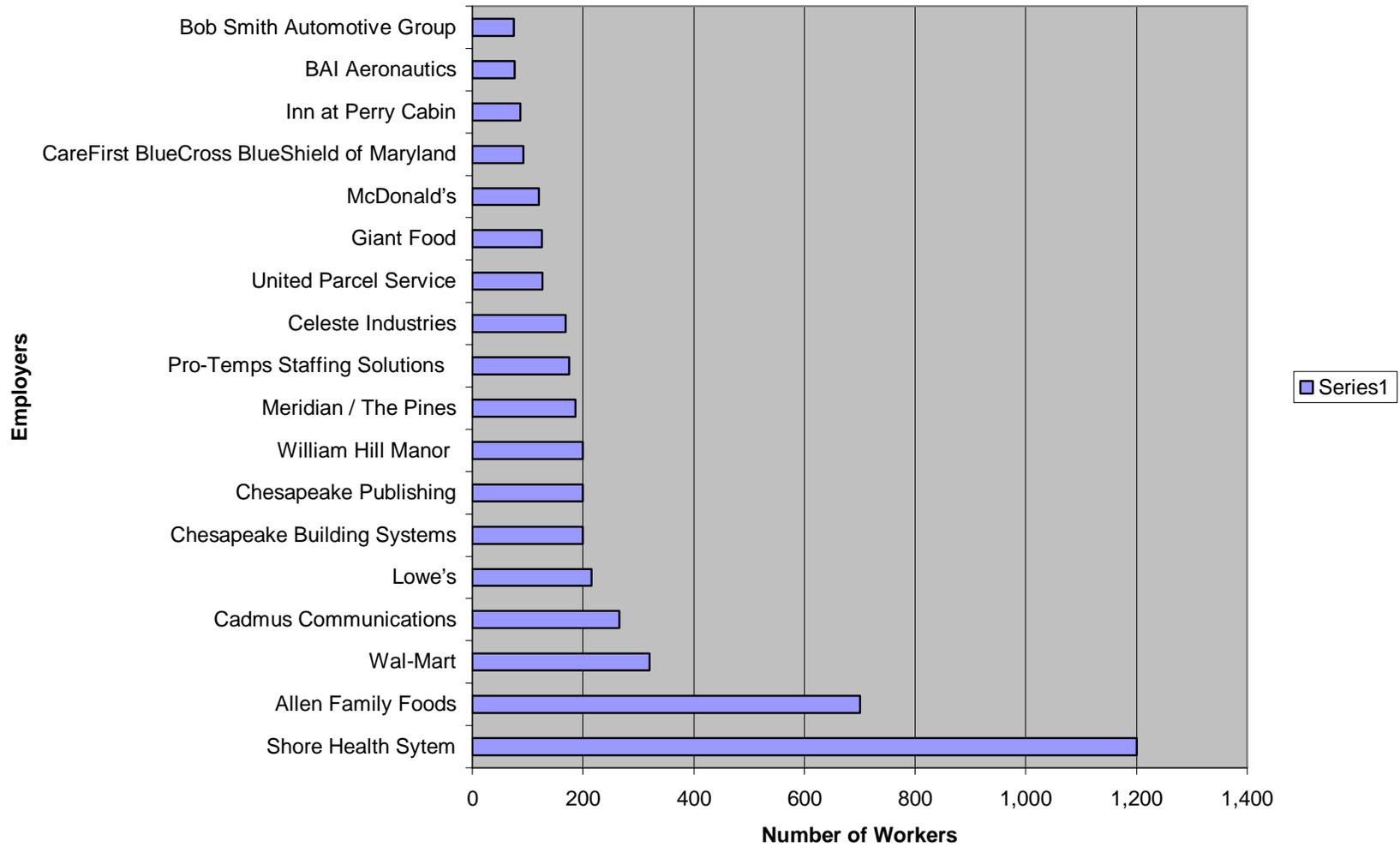
## MARYLAND EMPLOYMENT STATISTICS FOURTH QUARTER 2005

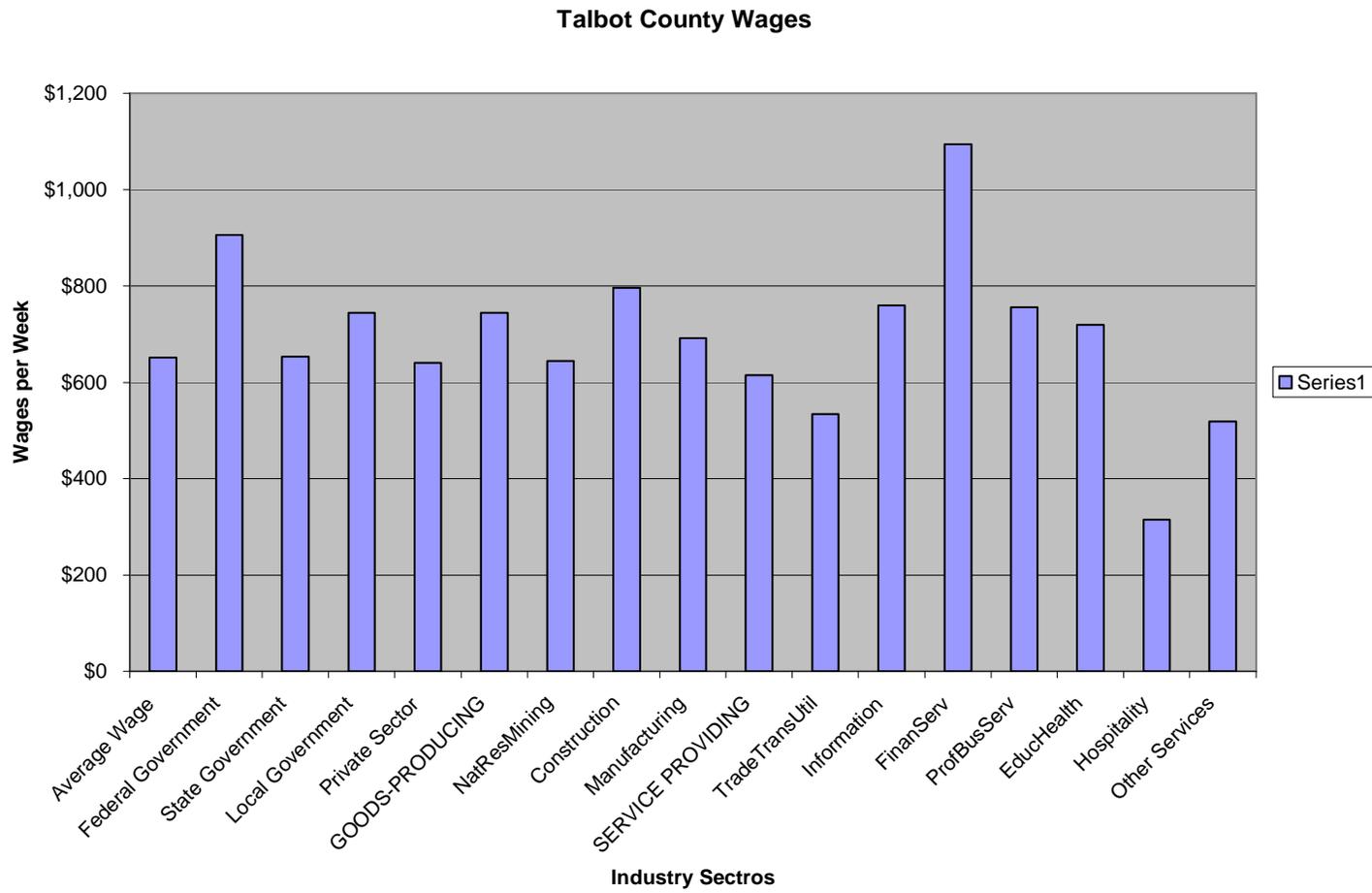
	Number Reporting Units	2005 Average Employment	Total Wages	
<b>STATE OF MARYLAND</b>	<b>160,442</b>	<b>2,531,174</b>	<b>\$29,939,228,253</b>	<b>\$910</b>
ALLEGANY	1,729	30,825	239,078,443	597
ANNE ARUNDEL	14,213	226,271	2,509,425,384	853
BALTIMORE CITY	14,046	351,945	4,539,144,418	992
BALTIMORE COUNTY	21,338	377,241	4,281,295,999	873
CALVERT	1,870	20,808	207,273,574	766
<b>CAROLINE</b>	<b>701</b>	<b>8,801</b>	<b>65,904,497</b>	<b>576</b>
CARROLL	4,746	54,888	464,818,029	651
CECIL	1,946	29,462	299,263,258	781
CHARLES	2,893	41,986	378,146,842	693
<b>DORCHESTER</b>	<b>801</b>	<b>12,078</b>	<b>98,559,748</b>	<b>628</b>
FREDERICK	5,770	92,313	935,150,662	779
GARRETT	977	11,387	75,703,434	511
HARFORD	5,520	82,385	794,873,911	742
HOWARD	8,273	140,441	1,755,826,826	962
<b>KENT</b>	<b>737</b>	<b>8,132</b>	<b>66,043,557</b>	<b>625</b>
MONTGOMERY	32,588	465,228	6,703,455,445	1,108
PRINCE GEORGE'S	15,556	317,236	3,701,778,687	898
<b>QUEEN ANNE'S</b>	<b>1,446</b>	<b>13,112</b>	<b>108,883,713</b>	<b>639</b>
SAINT MARY'S	1,942	37,890	460,918,235	936
SOMERSET	466	7,114	59,955,773	648
<b>TALBOT</b>	<b>1,733</b>	<b>19,182</b>	<b>162,330,497</b>	<b>651</b>
WASHINGTON	3,404	66,838	601,298,466	692
WICOMICO	2,746	46,470	404,390,970	669
WORCESTER	2,273	22,594	161,084,326	548

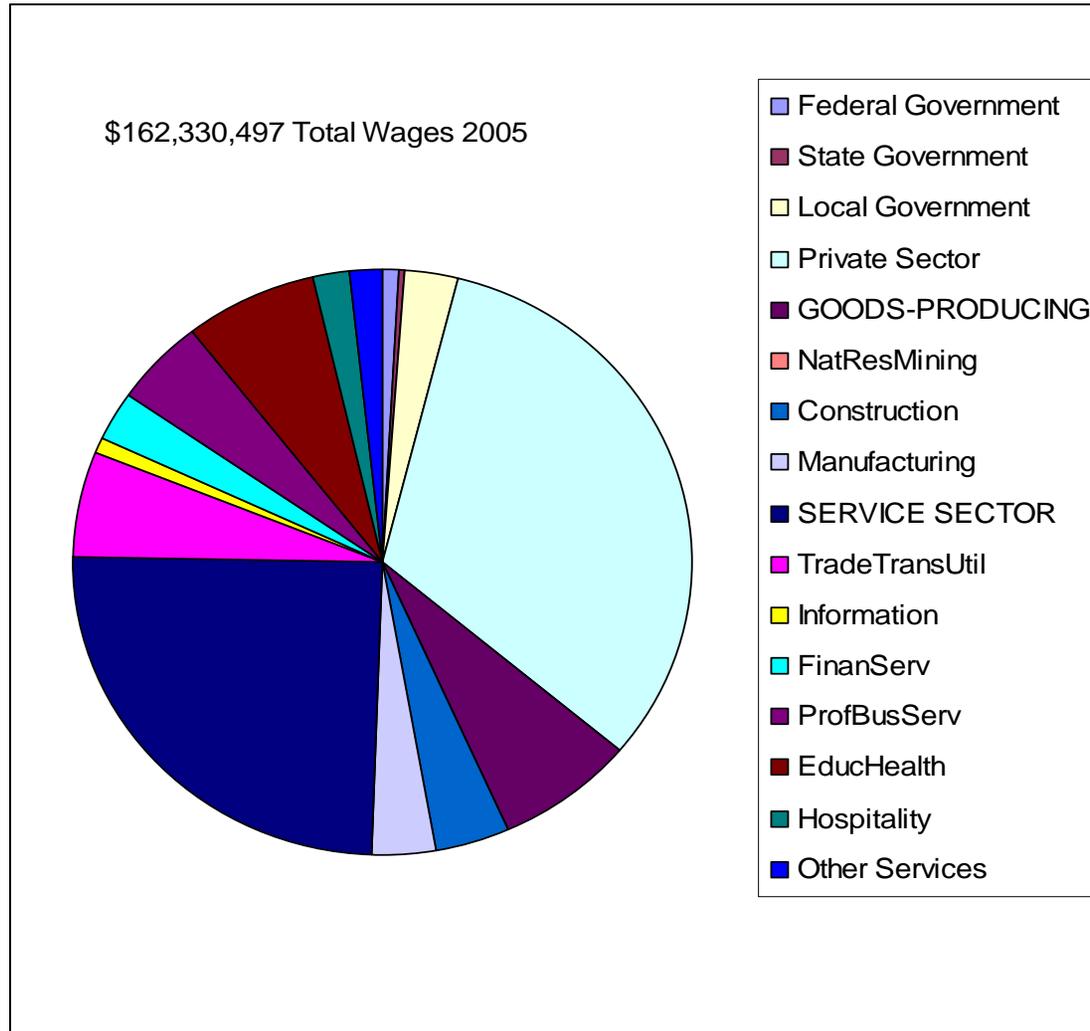


US Dept of Labor, Bureau of Labor Statistics 05/06

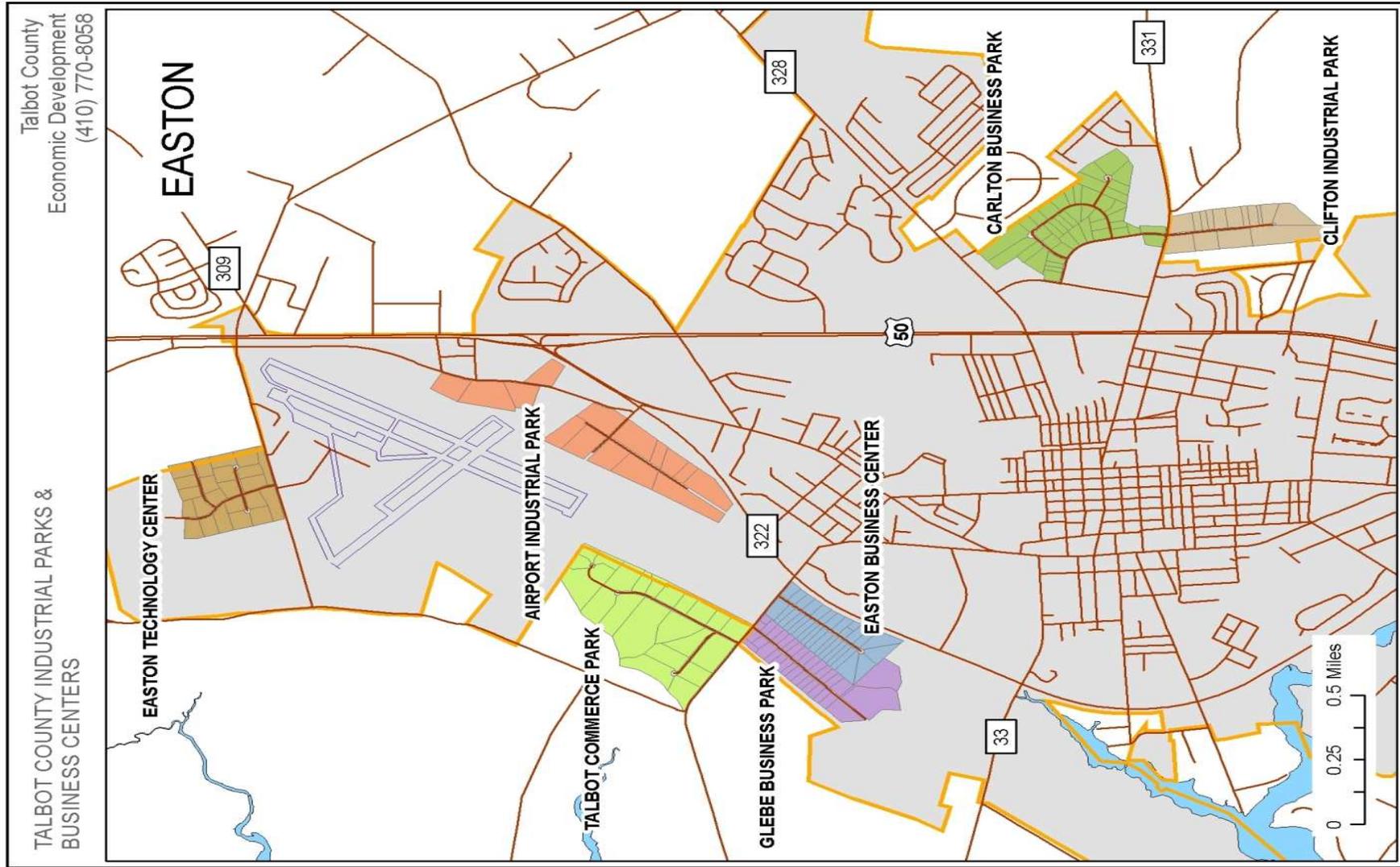
### Largest Employers in Talbot County







### TALBOT COUNTY INDUSTRIAL PARKS IN EASTON



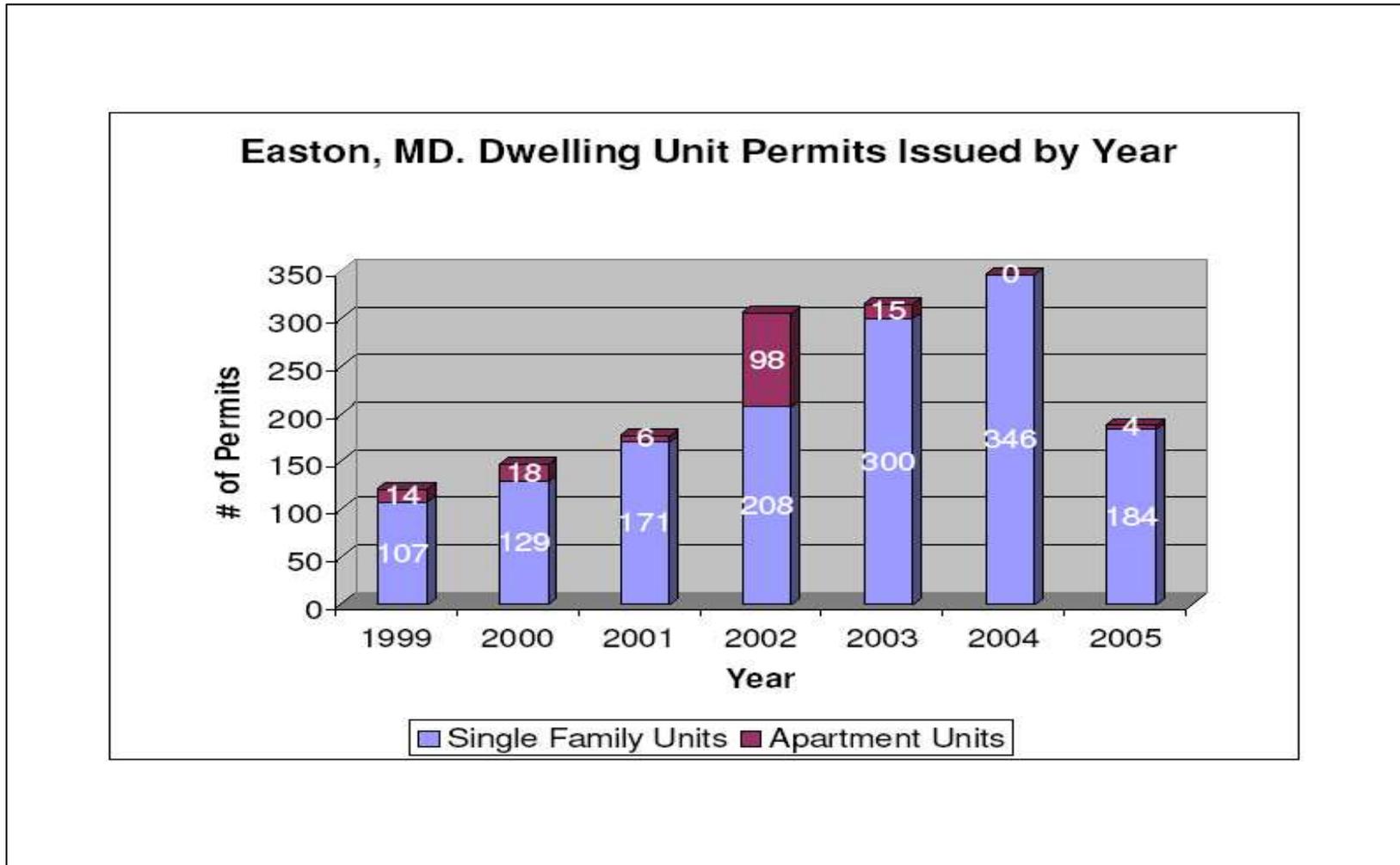
**SINGLE FAMILY RESIDENTIAL HOUSING UNITS IN TALBOT COUNTY (2000 Census)**

<b>Talbot County Housing</b>	<b>16,500 Single Family Residential Units</b>
<b>Occupied</b>	<b>14,307 SFR Units</b>
<b>Vacant</b>	<b>2,193 SFR Units</b>
<b>Owner Occupied</b>	<b>10,244 SFR Units</b>
<b>Renter Occupied</b>	<b>4,063 SFR Units</b>
<b>Seasonal</b>	<b>1,104 SFR Units</b>
<b>Migrant</b>	<b>7 SFR Units</b>

**TALBOT COUNTY RESIDENTIAL BUILDING PERMITS**

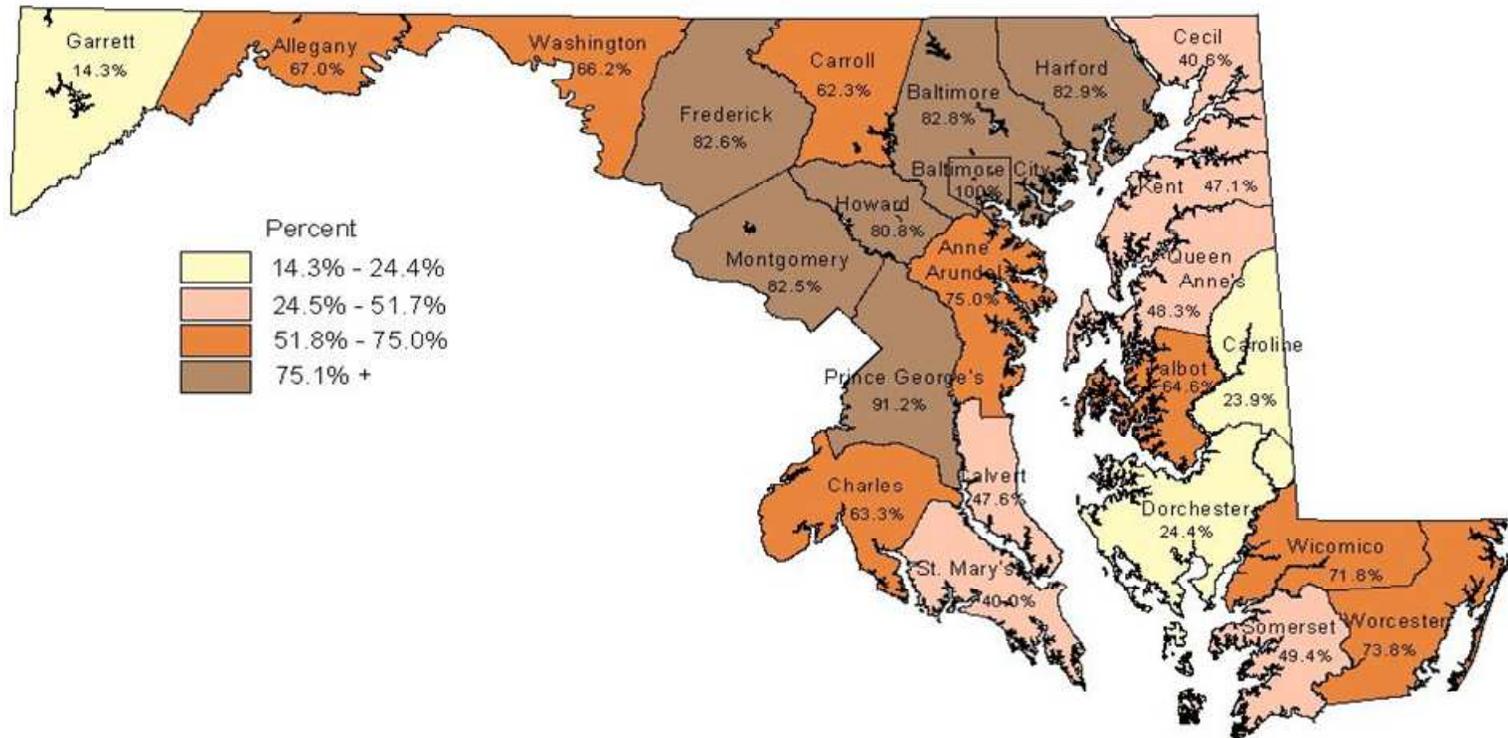
<b>PERIOD</b>	<b>PERMITS ISSUED</b>	<b>AVERAGE/YEAR</b>	<b>GROWTH</b>
<b>1980-1989 (ten years)</b>	<b>2,849</b>	<b>285</b>	
<b>1990-1994 (five years)*</b>	<b>1,327</b>	<b>265</b>	<b>-7%</b>
<b>1995-1999 (five years)*</b>	<b>1,668</b>	<b>334</b>	<b>38%</b>
<b>2000-2004 (five years)*</b>	<b>1,979</b>	<b>396</b>	<b>15.6%</b>
<b>2005</b>		<b>341</b>	<b>-7.2%</b>

\*Information from Comprehensive Plan Talbot County adopted February 15, 2005



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### Percent Single Family Improved Residential Parcels Inside PFAs, 1990 - 2003



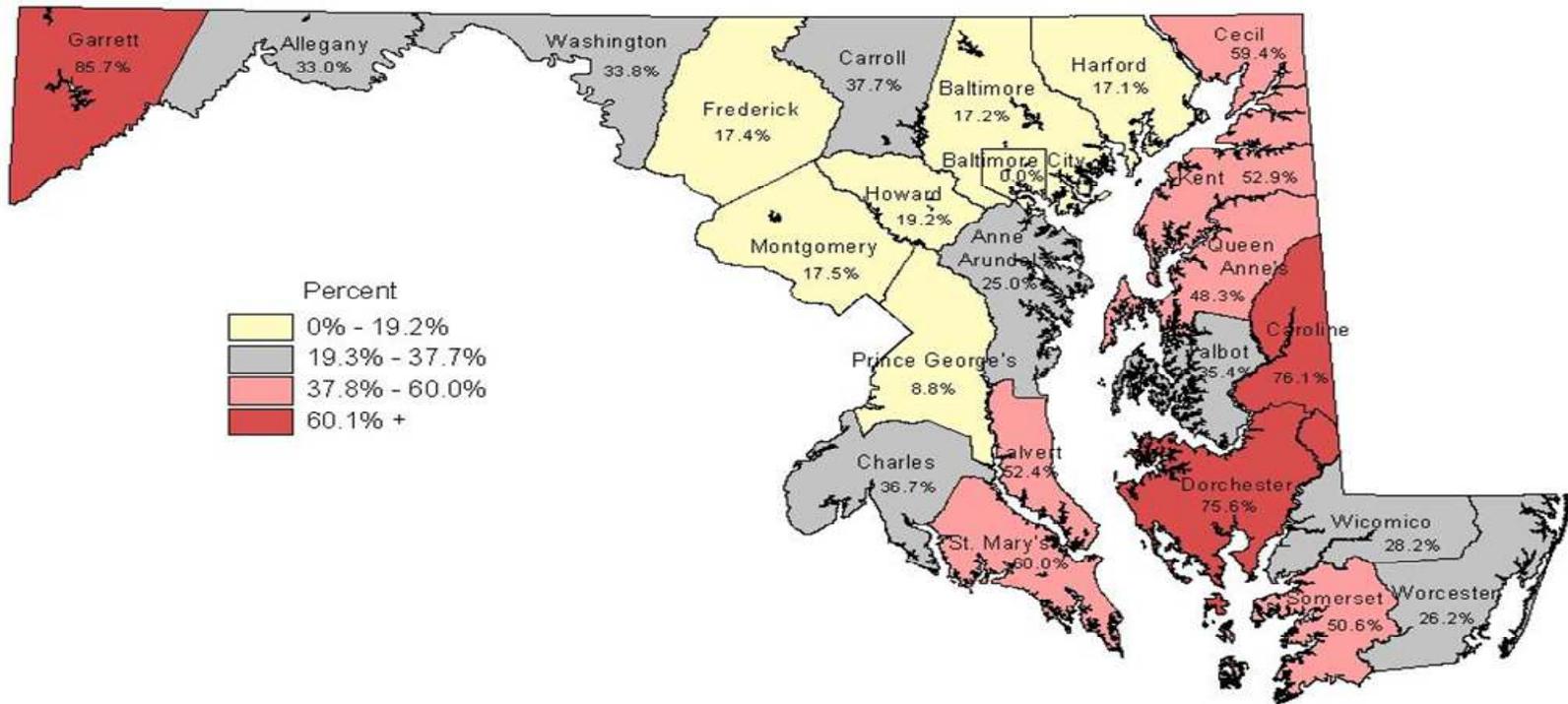
Prepared by the Maryland Department of Planning, from MDProperty View

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### Percent Single Family Improved Residential Parcels Outside PFAs, 1990 - 2003



Prepared by the Maryland Department of Planning, from MDProperty View

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## **TALBOT COUNTY REGION KNOWLEDGE BASED RESOURCES**

### **Cooperative Oxford NOAA Laboratory**

Oxford NOAA/DNR Laboratory is charged with National Marine Fisheries and the Assessment and Monitoring of the Chesapeake Bay Eco System

Employs 45 NOAA and DNR + 36 US Coast Guard

Proposed \$12 Million Expansion at current location for Restoration, Science and Education Facilities

### **Chesapeake College and Higher Education Center**

Offering AA/ BA/BS degree programs for Upper Shore Five County Region

**Salisbury University – 3,500 student campus based in Salisbury with BA/BS Degrees**

**University of Maryland Eastern Shore – 1,700 student campus based in Princess Anne with BA/BS Degrees**

### **Horn Point Environmental and Estuary Studies:**

University of Maryland Research Facility with newly expanded Lecture and Conference Facility

Incubator Site for Technology Development with CBRTCE

### **CBRTCE Chesapeake Bay Regional Technical Center for Excellence**

Promotes technology based business development for the Eastern Shore Region with Federal and State Laboratory and Higher Education Institution partnerships – Funded through Technology Development Corporation (TEDCO)

### **Wye Research and Education Center**

Federal and State Funded Agricultural Research Center based in Queen Anne's Maryland

University of Maryland Black Angus Genetic Research

## **TALBOT COUNTY GOVERNMENT**

Charter government with five elected County Commissioners, serving four-year terms  
County Administrator appointed by the County Commissioners

**Fiscal Year 2007** (July 01 2006 to June 30, 2007) **Operating Budget**      **\$69,600,000**

**Property taxes = 35% of total county revenues**

**Income Tax = 27.3% of total county revenues**

Revenues are based on a Real Property Tax Rate of \$0.50 per \$100 dollars of assessed value for properties located outside the incorporated towns.

The local Income Tax Rate for taxable income in the state of Maryland is 2.25%.

Almost One half of the General Fund or **47.9% is expended on Education** in Talbot County.

## **EDUCATION**

**6 Elementary Schools:** Chapel District, Easton Elementary, Easton Dobson, Saint Michael's Elementary, Tilghman Elementary, and White Marsh Elementary      **2 Middle Schools:** Easton and Saint Michael's      **2 High Schools:** Easton and Saint Michael's

**Student Population declining:      4,505 students in 2005      3,890 students by 2013**

Talbot County 2005 Budget for Education    \$30,027,131

**Talbot County Public Schools 2005 per pupil expenditures: \$9,089**

## **UTILITIES**

**Delmarva Power** (a subsidiary of PEPCO) and **Choptank Electric Cooperative** provide electric service

Natural Gas Service supplied by the **Eastern Shore Natural Gas Company** / Chesapeake Utilities where available

Municipal Water/ Water Sewer Systems: Easton, Oxford, St. Michaels, Trappe and Tilghman Island.

**Verizon** Telecommunication's supplier

**Easton Utility:** electric, water, sewer, natural gas, cable TV, and internet service with custom design capabilities to Easton

## TALBOT COUNTY STRATEGIC DEVELOPMENT RESOURCES

### MANUFACTURING:

**Existing Base:** Printed Materials (Cadmus); Pharmaceuticals (Konsyl); Pharma Packaging (Celeste); Environmental Sciences (Wildlife International, Environmental Concerns); Instruments (Jasco); Electronics (L3, SFA); Food Processing (Allen Family Foods, Seawatch.); Metal Fabricators (Whalen, Salisbury Pewter, Easton Steel); Wood (Johnson Logging)

- **Environmental Sciences, Toxicology, Research, Test Evaluation/Monitoring, Scientific Instrumentation**
- **Defense Electronics, Network Design, Software Applications, Logistics, Modeling,**
- **Information Technologies and Data Collection**

### MEDICAL SERVICES

- Memorial Hospital of Easton a Regional medical center with substantial medical office inventory
- Shore Health merged with University of Maryland Medical System 07/01/2006
- Acute Care Hospital proposed for relocation      **Employs 1,600 workers with** medical backgrounds and training

### AGRICULTURE:

- Talbot County Agriculture Visioning due November 2006 as a plan to sustain existing agriculture use
- 110,000 Acres of Agriculture in Talbot County      **280 Operating Farms**      **Average Farm 367 Acres**
- **Contributes \$55,611,000 in 2005 to Talbot County economy FY 2005**

### EASTON AIRPORT:

- Second busiest airport in the state of Maryland located just outside the FAA secure fly zone
- **Contributed \$52,000,000 in revenues in 2005** to Talbot County economy      **Employs 320 persons**
- \$10 Million in infrastructure improvements and Communications Tower currently in process