

adequate availability of land to meet existing and future demand, as well as identify compatible locations for expansion of aforementioned uses near major transportation hubs.

The Northwood Industrial Park, which is zoned Industrial Park District, is over 350 acres in size and includes over one million square feet of industrial building space. Businesses in this Park include a beverage distributor, microwave technology, manufacturing, research, printing, and others. Surrounding the Industrial Park, in the Light Industrial District, are other manufacturing, warehousing, and distribution businesses.

Westwood Commerce Park is located at the intersection of U.S. Route 50 and the U.S. Route 13/50 Salisbury Bypass/Ocean Gateway. This developing business park currently contains three developed sites with over 155,000 square feet of floor area. Additionally, it also includes over 250 acres of land available for new business development. This Commerce Park is expected to serve as the gateway of economic activity in the Salisbury area.

Wicomico County appropriated funding in FY 2014 Capital Improvement Budget to prepare a study identifying the cost and evaluate feasibility to provide water service properties Airport Business Zoning District (A-2). In addition to serving the Airport, consideration of expanding service to the Air Business Center is essential to attract industrial uses to this Center.

**TABLE 12-3: BUSINESS & INDUSTRIAL PARKS - WICOMICO COUNTY (2009)**

Business/Industrial Property	Info
Northwood Industrial Park	Located just outside of the City of Salisbury, this industrial park has a total of 350 acres.
Air Business Center	The Air Business Center has direct runway access at the Salisbury-Ocean City: Wicomico Regional Airport to sites for air related corporate use.
Fruitland Industrial Park	This industrial park has a total of 110 acres with municipal service and rail access.
Westwood Commerce Park	The Westwood Commerce Park is located at the intersection of U.S. Route 50 and the U.S. Route 13/50 Salisbury Bypass/Ocean Gateway. This 260-acre site is served by the City of Salisbury’s water and sewer system. In addition, this commerce park is served by natural gas and high-speed voice and data line.
Airport Incubator	The Airport Incubator provides below market lease rates with flexible terms to technology-oriented firms. The former terminal building at the airport was converted into the Airport Incubator. The building consists of 7,500 sq. feet of space for lease.

Source: MD Department of Labor, Licensing and Regulation, September 2009

**Construction Sector**

The number of residential and non-residential building permits issued in Wicomico County and the eight municipalities had decreased annually since 2007. In 2007, 513 residential and 174 non-residential building permits had been issued county-wide. The number of permits had decreased to 87 residential and increased to 240 non-residential in 2012, a reduction of 58.3 and increase of 175.9 percent, respectively. See **Table 12-4**. The reduction in building permits between 2007 – 2011 reflected the weakening of the overall economy and underscored the importance of a diversified local economy. The considerable increase in multi-family permits in 2012 is indicative of a recent change in the County development pattern resulting in municipal areas experiencing higher residential growth rates than unincorporated portion of the County.

**TABLE 12-4: BUILDING PERMITS ISSUED –WICOMICO COUNTY**

Permits	Wicomico County 2007	Wicomico County 2008	Wicomico County 2009	Wicomico County 2010	Wicomico County 2011	Wicomico County 2012	Percentage Difference 2007 - 2011
Single-Family Residential	269	208	145	142	107	87	-67.7
Single-Family Residential Percent Change	N/A	-22.7%	-30.3%	-2.1%	-24.6%	-18.7%	N/A
Multi-Family Residential	244	140	55	4	0	240	1.7
Multi-Family Residential Percent Change	N/A	-42.6%	-60.7%	-92.7%	-100.0%	+240.0%	N/A
Non-Residential	174	133	67	64	66	80	54.0
Non-Residential Percent Change	N/A	-23.6%	-49.6%	-4.5%	+3.1%	+21.2%	N/A
<b>TOTAL</b>	<b>687</b>	<b>481</b>	<b>267</b>	<b>210</b>	<b>173</b>	<b>407</b>	<b>40.8%</b>

Source: Maryland Department of Planning – State Data Center (2012), and Salisbury-Wicomico Economic Development, Inc. (2012)

**Agricultural Sector**

Wicomico County has an active farming community, especially in its eastern and western areas of the County. According to the 2007 Census of Agriculture, there were 508 active farms in the County with an average size of 183 acres. Statewide, the County ranked first in the estimated market value of all agricultural products sold, with almost \$200 million of products sold in 2007. Poultry accounted for almost 80 percent of this figure, not including crops that may have been grown in support of the poultry industry.

More information about the agriculture and its importance to the local economy is located in **Chapter 6: Agriculture** of this Plan.

**IMPORTANCE OF TRANSPORTATION NETWORK**

The transportation services offered in Wicomico County provide easy access throughout the County. All modes of transportation are available: highway, rail, water, and air. The major highways that run through the County are U.S. Route 50, which runs east-west, and U.S. Route 13, which runs north-south. The Norfolk-Southern railway runs through Salisbury parallel to U.S. Route 13 Business. In addition, two freight trains service the Northwood and Fruitland Industrial Parks daily. The Port of Salisbury is one of the largest ports in the State of Maryland, second only to Baltimore. Annually, the Port handles over \$200 million in goods including petroleum, grain, and building materials. The County is also home to the Salisbury-Ocean City: Wicomico Regional Airport, which is the second largest commercial airport in Maryland serving approximately 120,000 to 150,000 passengers annually.