

DORCHESTER REGIONAL TECHNOLOGY PARK

Home of the Eastern Shore Innovation Center



Expand, Relocate, or Return
to the Heart of the Chesapeake

Conveniently Located | Affordably Priced | Dedicated Incentives

DORCHESTER

water moves us

DORCHESTER COUNTY MARYLAND

YOUR BUSINESS DEVELOPMENT RESOURCE



Our economic development team is headquartered at the Eastern Shore Innovation Center, the Tech Park's flagship business incubator. As business neighbors, our network ensures you real-time advice, assistance and advocacy. You'll see us on the map as "Lot 3."

Site Location Advantages

- Competitively Priced* Turn-key Building Lots
- Water, Sewer and Fiber Infrastructure
- High Speed Broadband
- Federal HUBZone
- Fully Leased Business Incubator
- Strategic Location
- Eligible for Economic and Financing Incentives

* January 2017 Farm Market Value Assessment, W.R. McCain Associates



The Eastern Shore Innovation Center, the Tech Park's anchor tenant, opened in 2016.

Location

Conveniently located off U.S. Route 50 — a major transportation route — Cambridge is less than 90 miles from the Baltimore and Washington markets. Across from the Dorchester-Cambridge Airport, we're only three miles from the world-renowned Hyatt Regency Chesapeake Bay Resort.



Mid-Atlantic Market Proximity

A world apart, yet close to the action! Cambridge enjoys easy access to major cities.

| | |
|-----------|-------------------|
| 32 miles | Salisbury, MD |
| 58 miles | Annapolis, MD |
| 60 miles | Dover, DE |
| 60 miles | Ocean City, MD |
| 80 miles | BWI Airport, MD |
| 85 miles | Baltimore, MD |
| 85 miles | Washington, DC |
| 100 miles | Wilmington, DE |
| 125 miles | Philadelphia, PA |
| 170 miles | Norfolk, VA |
| 215 miles | New York City, NY |

ENJOY THE EASTERN SHORE LIFESTYLE!



Outdoor Adventure: Enjoy birdwatching, cycling, hiking and paddling throughout the county and at the 28,000-acre Blackwater National Wildlife Refuge.



World-class Resort: Situated on the banks of the Choptank River, the Hyatt Regency Chesapeake Bay Golf Resort, Spa and Marina is ideal for family vacations, weekend getaways, and business retreats.



IRONMAN Event: The only full distance IRONMAN on the East Coast brings thousands of endurance athletes and supporters to Cambridge each Fall.



Water Access: Cambridge is a paradise for recreational boaters, anglers, and competitors. Our deep harbor marina provides immediate access to the Choptank River and Chesapeake Bay.

Dorchester County Partners

We work with dozens of resource providers at federal, state, and local levels.

- Eastern Shore Entrepreneurship Center
- Maryland Capital Exchange
- Maryland Department of Commerce
- Maryland Technology Development Corporation (TEDCO)
- Mid-Shore Regional Council
- Small Business Administration
- Small Business Development Center
- SCORE
- U.S. Department of Agriculture

DORCHESTER REGIONAL

Let our natural beauty and signature Eastern Shore lifestyle move you to Dorchester's Technology Park. Conveniently located off U.S. Route 50, the Tech Park is a full-service business enterprise zone with 12 competitively priced, builder-ready lots.



Higher Education & Workforce Development

Dorchester County employers and residents have access to a dozen higher education and job training resources within a 50-mile radius, including:

- University of Maryland Center for Environmental Science
- Chesapeake College Wye Campus
- Chesapeake College Cambridge Center
- Dorchester Career & Technology Center
- Wor-Wic Community College
- Salisbury University
- Aspen Institute
- University of Maryland Eastern Shore
- Delaware Technical Community College
- Washington College

TECHNOLOGY PARK

With prices beginning at \$23,000/acre, our building lots range from 2.2 to 5.5 acres.* Final sale prices are subject to approval by the Maryland Department of Commerce and Dorchester County Council.



| LOT | SIZE | STARTING PRICE |
|--------|-------------------|----------------|
| Lot 1 | 2.2 Acres | \$ 50,600 |
| Lot 2 | 4.7 Acres | \$108,100 |
| Lot 3 | Innovation Center | |
| Lot 4 | 5.0 Acres | \$115,000 |
| Lot 5 | 4.7 Acres | \$108,100 |
| Lot 6 | 5.5 Acres | \$126,500 |
| Lot 7 | 5.1 Acres | \$117,300 |
| Lot 8 | 4.7 Acres | \$108,100 |
| Lot 9 | 3.9 Acres | \$ 89,700 |
| Lot 10 | 4.4 Acres | \$101,200 |
| Lot 11 | 5.1 Acres | \$117,300 |
| Lot 12 | 5.4 Acres | \$124,200 |
| Lot 13 | 5.1 Acres | \$117,300 |

*January 2017 Fair Market Value report conducted by McCain & Associates.

Business & Tax Incentives

When you invest in Dorchester, we invest in you.

Businesses looking to move or expand here are eligible for select location opportunities. You may also be eligible for financial incentives to help reduce acquisition and operating costs. Learn about project, income and real property tax credits for capital investment and job creation, loans or preferred contracting opportunities. Development incentives include:

- Federal HUBZone
- Enterprise Zone
- R&D Tax Credit
- One Maryland Tax Credits
- Low Interest Loans
- Biotechnology Investment Incentive Tax Credit
- More Jobs for Marylanders Act 2017



Mike Ross (second from right), CEO of Cambridge Federal, is a founding member of the Eastern Shore Innovation Center at the Dorchester Technology Park.

DORCHESTER ON THE MOVE

Planned Developments

No longer a “well-kept secret,” Dorchester attracts start-ups, investors, homeowners and retirees who’ve discovered an affordable Eastern Shore lifestyle. New projects in development:



“As someone who was raised in Dorchester — and spent my career working internationally — I wouldn’t want to live nor work anywhere else. From our beautiful landscapes and outdoor recreation to our close-knit community and proximity to major cities, Dorchester is a great place to raise a family and enjoy an Eastern Shore lifestyle.”

— TOM POWLEY, President & CEO
GKD Metal Fabrics USA



The Packing House: The Eastern Shore Land Conservancy and Cross Street Partners are revitalizing a former seafood plant into an active, mixed use center of food-related innovation.



Cambridge Marketplace: Virginia-based Fairchild Properties is transforming a vacant commercial property accessible to and visible from U.S. 50 into a signature retail destination.

Contact Us

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