



Clarksville

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Table 10-1: Clarksburg, Land Use Indicators (2024)

Characteristic	Value
Total area (acres)	19,190
Total development (square feet)	28,812,566
<i>Key environmental indicators</i>	
Parkland (acres)	7,107
Tree canopy cover (percent)	51.97
<i>Key development types</i>	
Office use (square feet)	342,427
Retail use (square feet)	609,568
Industrial use (square feet)	931,586
Other use (square feet)	1,251,425
Residential use (dwelling units)	11,036

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Clarksburg, located in the northwest part of the county along I-270, is a medium-sized center of population and activity that has grown rapidly since 2010 with new housing units and the development of the Clarksburg Premium Outlets, a large shopping destination for the region. The community has several public facilities, including two fire stations and six public schools (see Map 10-1). Northern portions of this CTA fall within the Agricultural Reserve, and the area also borders Frederick County to the north. Almost one-quarter of the community's land goes to agricultural uses, and another 38% is parkland, with Little Bennett Regional Park as a major regional recreational spot. Only 18% of the land is used for housing, mostly single-family detached units and townhouses. The large research and development parcel in the southern part of Clarksburg next to I-270 (see Map 10-2) is the site of the former COMSAT Laboratories building, designed by renowned architect César Pelli. Given Clarksburg's location on the county's edge, it has a larger share of vacant land relative to other communities.

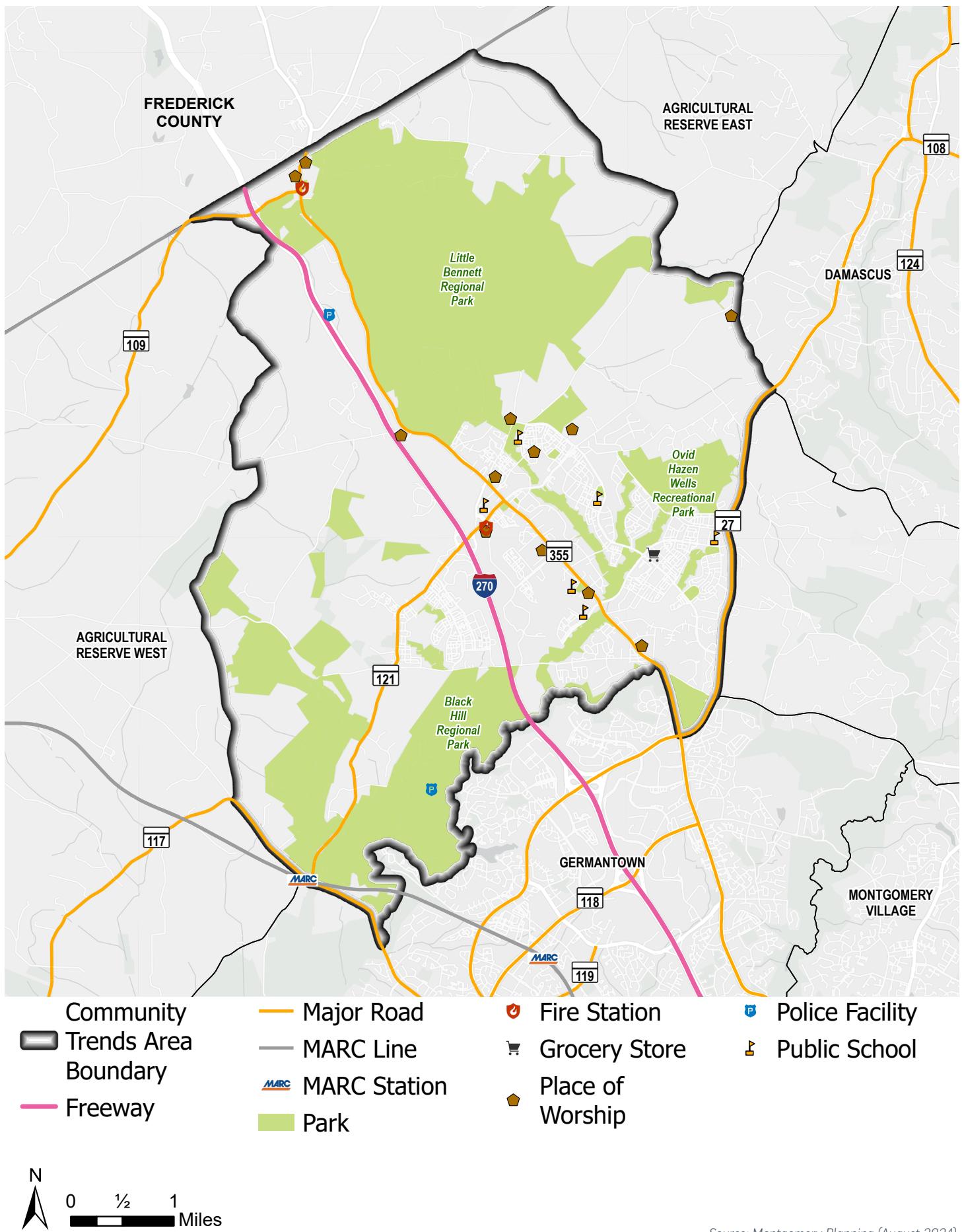
Table 10-2: Clarksburg, Places of Interest (2024)

Place of Interest	Number
Fire Station	2
Grocery Store	1
Healthcare Facility	0
Library	0
Place of Worship	12
Police Facility	2
Public School	6
Recreation Center	0

Source: Montgomery Planning (August 2024).



Map 10-1: Clarksburg, Places of Interest (2024)



Source: Montgomery Planning (August 2024).

Map 10-2: Clarksburg, Land Use (2024)

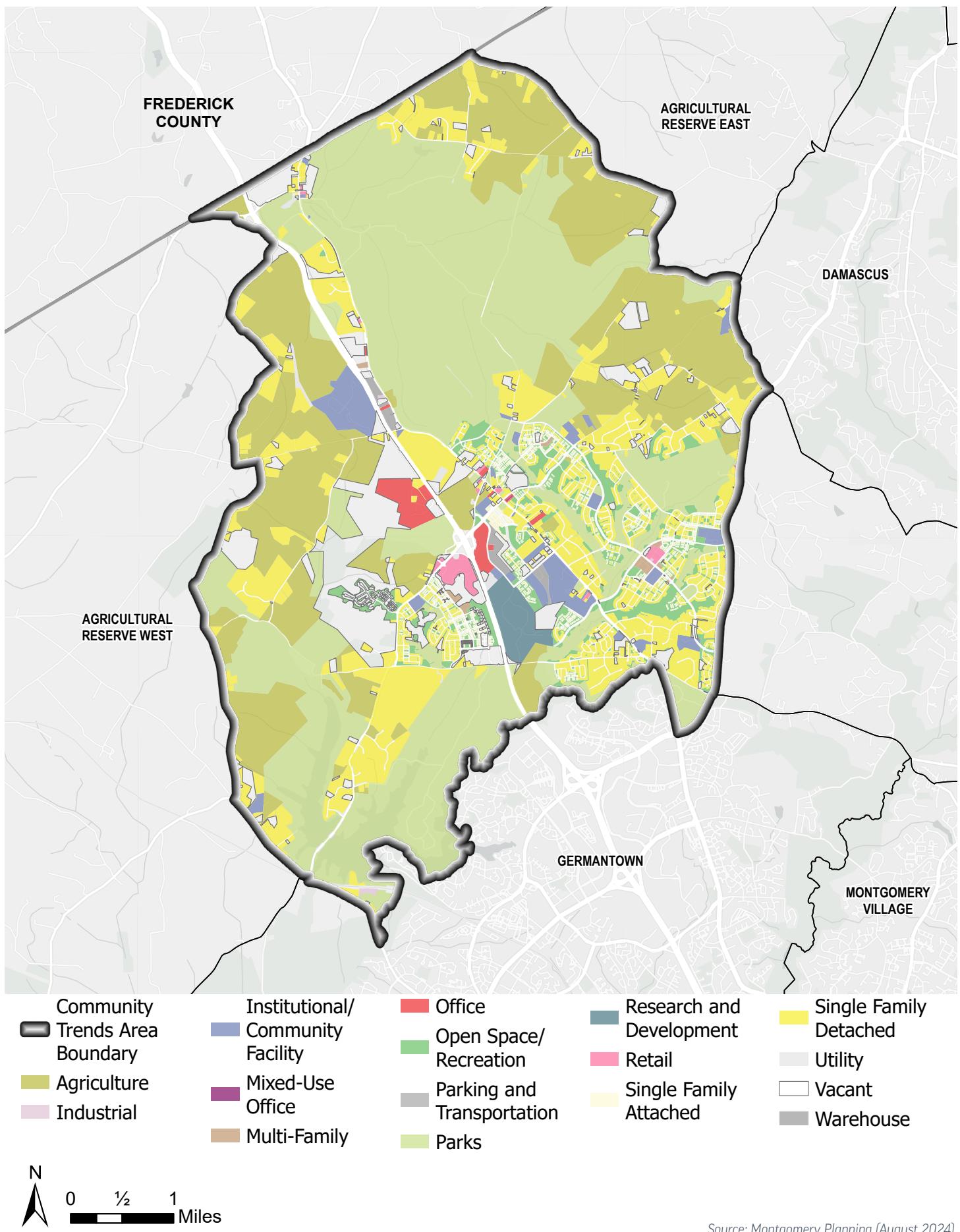


Table 10-3: Clarksburg, Land Use (2024)

Land Use Category	Percent of Land Area*	Land Use Category	Percent of Land Area*
Agriculture	22.9%	Parks	37.9%
Cultural	< 1.0%	Research and Development	< 1.0%
Industrial	< 1.0%	Retail	< 1.0%
Institutional/Community Facility	2.2%	Single-Family Attached	1.0%
Mixed-Use Office	< 1.0%	Single-Family Detached	16.5%
Multi-Family	< 1.0%	Utility	< 1.0%
Office	< 1.0%	Vacant	7.3%
Open Space/Recreation	3.6%	Warehouse	< 1.0%
Parking and Transportation	< 1.0%		

\* Percents do not add up to 100% as rights-of-way are excluded.

Source: Montgomery Planning (August 2024).



# PEOPLE

Once among the least densely populated parts of Montgomery County, Clarksburg experienced significant population growth in recent years—a 137% increase from 12,823 in 2010 to 30,437 in 2022. This growth added nearly 18,000 residents and was the most rapid population expansion of any community in the county during this time. Many new residents were families with children, which comprised nearly half of all households, the largest share of all communities. Accordingly, residents under age 18 made up 30% of the population by 2022, compared with the county share of 23%. The enormous population growth

also brought other changes, including racial diversity; while all racial and ethnic groups increased in numbers, Clarksburg's Black and Asian populations grew at a faster pace, by 252% and 217%, respectively. As a result, in 2022, Clarksburg had one of the largest concentrations of Asian residents in the county. This period also saw shifts in educational attainment, with the share of adults ages 25 and over holding at least a bachelor's degree increasing from 55% to 65%, and the number of households earning \$200,000 or more also grew rapidly, increasing the average household income by 25%.

Table 10-4: Clarksburg, Age

Age	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,823	100%	22,097	100%	30,437	100%
0 to 4 years	1,016	8%	1,856	8%	2,298	8%
5 to 17 years	2,379	19%	4,925	22%	6,562	22%
18 to 34 years	2,959	23%	4,172	19%	4,692	15%
35 to 44 years	2,290	18%	4,129	19%	5,710	19%
45 to 64 years	3,363	26%	5,350	24%	8,263	27%
65 years and older	*	*	1,665	8%	2,912	10%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-5: Clarksburg, Race and Hispanic Ethnicity

Race and Hispanic Ethnicity	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total population	12,823	100%	22,097	100%	30,437	100%
White, non-Hispanic	6,065	47%	8,271	37%	9,010	30%
Black or African American, non-Hispanic	1,451	11%	3,946	18%	5,109	17%
Asian, non-Hispanic	3,547	28%	6,463	29%	11,259	37%
Other races, non-Hispanic	*	*	776	4%	1,686	6%
Hispanic or Latino	1,353	11%	2,641	12%	3,373	11%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-6: Clarksburg, English Language Usage and Ability

English Language Usage and Ability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 5 years and over	11,807	100%	20,241	100%	28,139	100%
Speak non-English language at home	4,658	39%	8,382	41%	12,339	44%
Speak English less than "very well"	*	*	2,544	13%	3,835	14%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-7: Clarksburg, Educational Attainment

Educational Attainment	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Population ages 25 years and over	8,423	100%	13,945	100%	20,025	100%
No high school degree	*	*	859	6%	1,163	6%
High school degree or some college education	3,292	39%	4,636	33%	5,856	29%
Bachelor's degree only	2,537	30%	4,366	31%	6,815	34%
Graduate or professional degree	2,092	25%	4,084	29%	6,191	31%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-8: Clarksburg, Commuting Mode and Household Vehicle Availability

Commuting Mode and Household Vehicle Availability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Workers ages 16 years and over	6,796	100%	10,730	100%	15,037	100%
Commuting by driving	5,993	88%	9,047	84%	10,923	73%
Car-free commute	*	*	1,128	11%	425	3%
Worked from home	455	7%	482	4%	3,485	23%
Percent of households with no vehicles	*	*	80	1%	243	3%

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-9: Clarksburg, Household Type

Household Type	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,021	100%	6,407	100%	9,366	100%
Family households	3,390	84%	5,491	86%	7,913	84%
Families with children	1,978	49%	3,491	54%	4,556	49%
Single-parent families with children	*	*	464	7%	788	8%
Nonfamily multi-person households	*	*	204	3%	295	3%
Nonfamily single-person households	443	11%	712	11%	1,158	12%
Average household size	3.09	NA	3.36	NA	3.19	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Table 10-10: Clarksburg, Household Income

Household Income	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Total number of households	4,021	100%	6,407	100%	9,366	100%
Less than \$50,000	*	*	797	12%	914	10%
\$50,000 to \$99,999	942	23%	1,353	21%	1,649	18%
\$100,000 to \$149,999	1,072	27%	1,633	25%	1,601	17%
\$150,000 to \$199,999	798	20%	1,134	18%	1,979	21%
\$200,000 or more	690	17%	1,489	23%	3,223	34%
Average household income	\$142,893	NA	\$146,991	NA	\$178,306	NA

NA Not Applicable.

\* Estimates are not reliable.

Estimates and percentages may not sum to totals due to rounding.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.



# /// HOUSING

Once an area with only single-family detached homes, the housing stock in Clarksburg expanded and diversified tremendously as new neighborhoods developed along I-270. Housing construction in this area flourished in the 21st century, with 88% of existing units built since 2000, the majority of those since 2010 (see Table 10-11 and Figure 10-1). Townhouses comprised 52% of the units added since 2010, increasing their share of the total housing stock to 43%. In line with the large percentage of single-family homes (93%), the community consistently had a high homeownership rate approaching 90%. Clarksburg's average home values and homeowner costs in 2022 were slightly below those of the county, while its average monthly gross rent was slightly higher. Average

home values and average homeowner costs declined between 2010 and 2016 before rising back to previous levels in 2022, while average rental costs remained relatively constant during this period.



*Housing construction in Clarksburg flourished in the 21st century, with 88% of its existing units built since 2000, the majority of those since 2010.*

Table 10-11: Clarksburg, Housing Units by Year Built, Age, and Type (2024)

Year Built	Total Units Number	Total Units %	Single-Family Detached Number	Single-Family Detached %	Single-Family Attached Number	Single-Family Attached %	Multi-Family Number	Multi-Family %
Total housing units	11,036	100%	5,450	100%	4,762	100%	824	100%
Before 1960	277	3%	277	5%	0	0%	0	0%
1960 to 1969	284	3%	284	5%	0	0%	0	0%
1970 to 1979	350	3%	350	6%	0	0%	0	0%
1980 to 1989	142	1%	142	3%	0	0%	0	0%
1990 to 1999	232	2%	232	4%	0	0%	0	0%
2000 to 2009	3,529	32%	1,921	35%	1,510	32%	98	12%
2010 or later	6,218	56%	2,244	41%	3,252	68%	722	88%
Unknown year	4	0%	0	0%	0	0%	4	0%
Average year built*	2007	NA	2001	NA	2013	NA	2015	NA
Average age*	17	NA	23	NA	11	NA	9	NA

NA Not Applicable.

\*Excludes housing units for which the year built is unknown.

Percentages may not sum to totals due to rounding.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

Table 10-12: Clarksburg, Homeownership and Housing Affordability

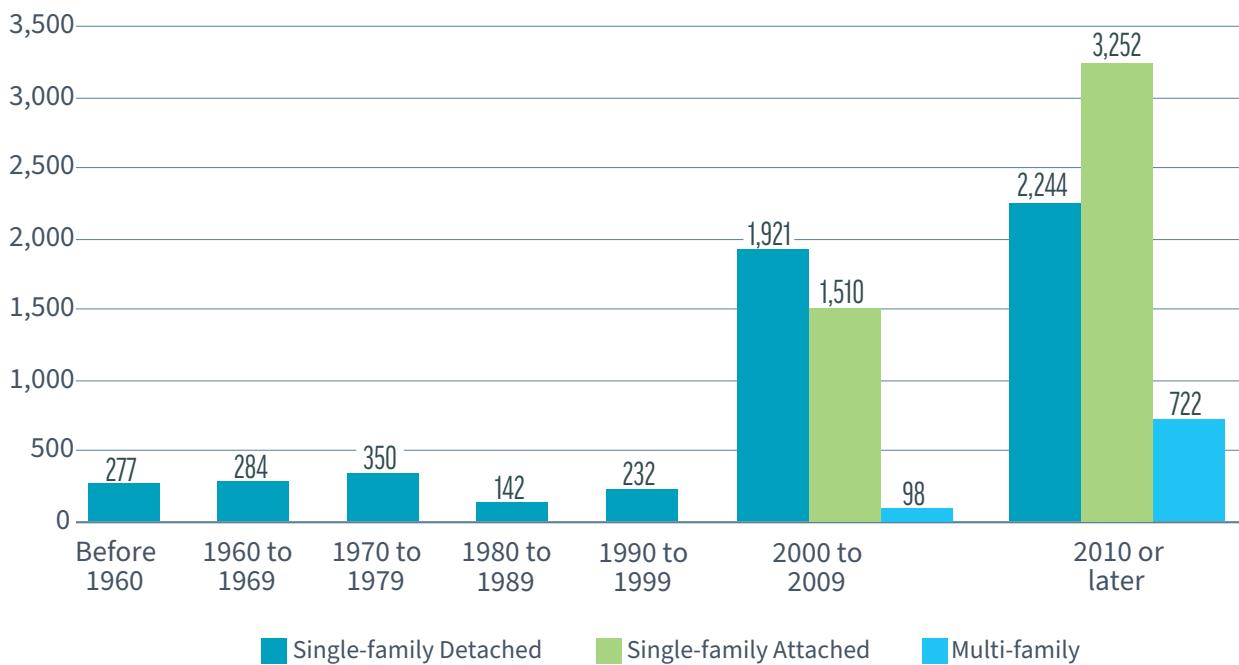
Homeownership and Housing Affordability	2010 Estimate	2010 %	2016 Estimate	2016 %	2022 Estimate	2022 %
Homeownership rate	3,508	87%	5,602	87%	8,361	89%
Average homeowner costs (with mortgage)	\$3,047	NA	\$2,788	NA	\$3,126	NA
Average housing value (for homeowners)	\$572,288	NA	\$454,238	NA	\$611,707	NA
Rent-burdened households	*	*	396	51%	520	55%
Average gross rent	\$2,154	NA	\$2,206	NA	\$2,225	NA

NA Not Applicable.

\*Estimates are not reliable.

Source: U.S. Census Bureau, 2010, 2016, and 2022 American Community Survey, 5-year estimates.

Figure 10-1: Clarksburg, Number of Housing Units by Year Built and Type (2024)



Note: No single-family attached or multi-family units were built prior to 2000.

Source: Montgomery Planning; Maryland State Department of Assessments and Taxation (August 2024).

