

# WHERE **BUSINESS** AND **INNOVATION** MEET

Deison Technology Park in Conroe, Texas

modern design



campus environment

research & development



# TODAY'S SUCCESSFUL OFFICE CAMPUS

Within its 248 acres and close proximity to Conroe-North Houston Regional Airport, Deison Technology Park brings together the elements that contribute to today's successful office campus. Designed by Burditt as more of an integrated technology business community, DTP provides a centralizing structure for accessing a skilled workforce, data security, high speed internet, low cost energy and utilities, and a robust incentive program.





← THE WOODLANDS  
← HOUSTON

# AREA HIGHLIGHTS



## MILEAGE TO POINTS OF INTEREST

Lake Conroe	The Woodlands	Houston
9	10.9	24.9





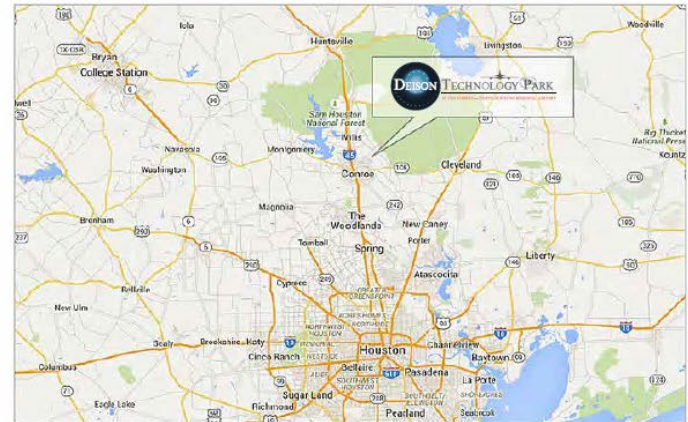
#### LOCAL INCENTIVES AVAILABLE

- Land available with competitive pricing
- Performance-based grants for job creation and investments
- City of Conroe Tax Abatements
- Montgomery County Tax Abatements
- Quadruple Freeport "Inventory" Tax Exemption
- Foreign Trade Zone #265
- Fast-Track Permitting

#### STATE OF TEXAS INCENTIVES AVAILABLE

- No income taxes
- Texas Enterprise Fund
- Skills Development Training Fund
- Pollution Control Tax Abatements
- R&D Tax Credit

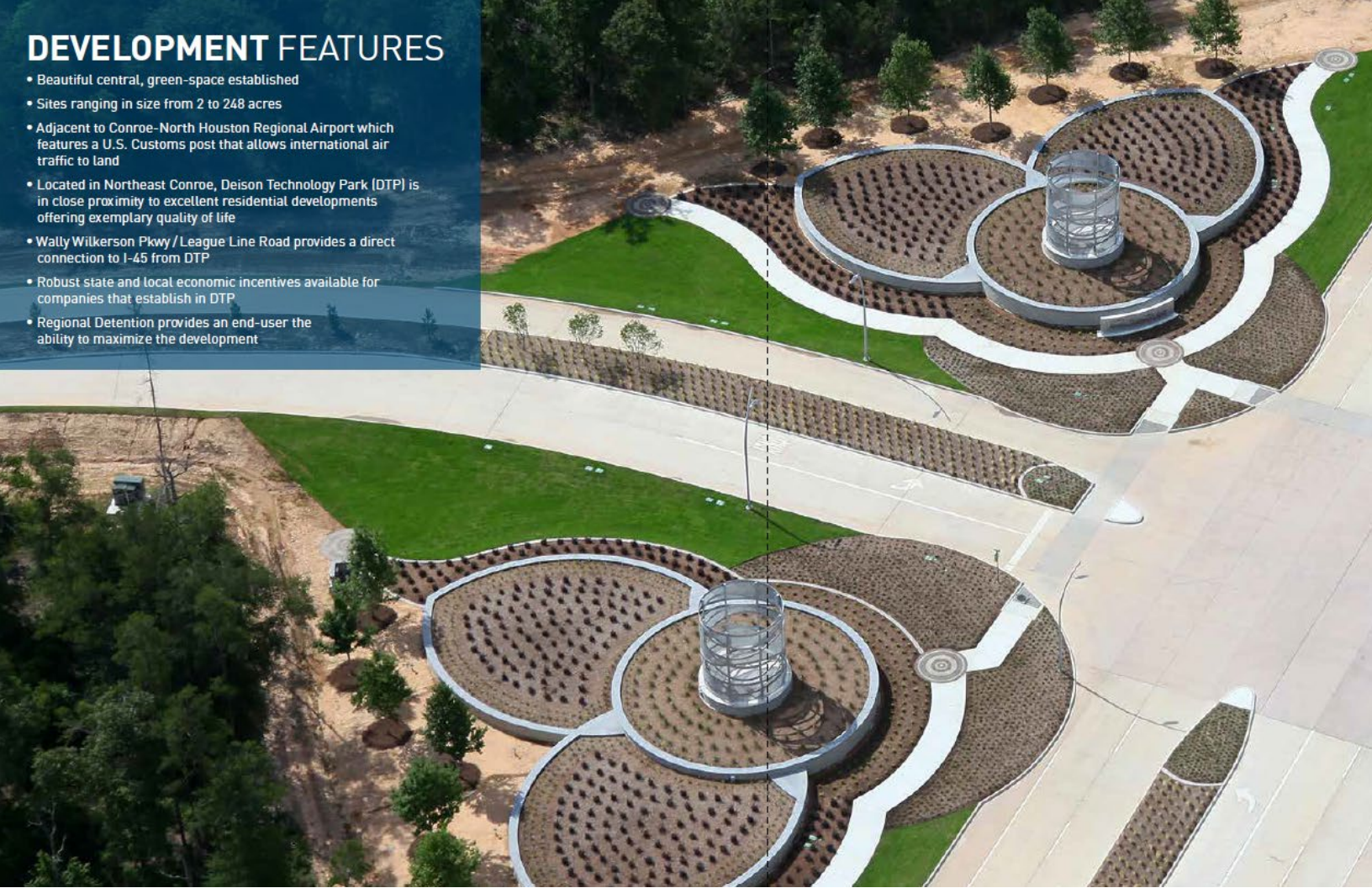
## DEVELOPMENT LOCATION





# DEVELOPMENT FEATURES

- Beautiful central, green-space established
- Sites ranging in size from 2 to 248 acres
- Adjacent to Conroe-North Houston Regional Airport which features a U.S. Customs post that allows international air traffic to land
- Located in Northeast Conroe, Deison Technology Park (DTP) is in close proximity to excellent residential developments offering exemplary quality of life
- Wally Wilkerson Pkwy / League Line Road provides a direct connection to I-45 from DTP
- Robust state and local economic incentives available for companies that establish in DTP
- Regional Detention provides an end-user the ability to maximize the development





# CONCEPTUAL MASTER PLAN







## HOUSING

Ask a Greater Conroe Area resident why they chose this community to call home and they are certain to cite the area's affordable housing market. With a wide range of home prices also comes a wide range of home styles. New residential mixed use communities, including Grand Central Park, Graystone Hills, Woodforest and The Woodlands Hills are adding to the growing lifestyle options in Conroe.



## UTILITIES

Dependable utility services, supplied by Entergy-Texas, the City of Conroe and CenterPoint Energy are available at competitive rates throughout the area. Entergy's commercial and industrial rates are very competitive when compared to other companies' electric rates in the State. The water needs of industry and residents are met by deep underground sources and surface water. In addition, the economic development sales tax provided funds for major infrastructure improvements, totaling more than \$37 million for industrial development in the area.



## COMMUNICATIONS

Consolidated Communications maintains a regional office in Conroe with a digital Central Office and fiberoptic rings throughout the Greater Conroe area including Conroe Park North and the Deison Technology Park. Several points of presence are located in the area and specialized data lines are available to handle today's high-tech communications demands.



## TRANSPORTATION

Conroe is conveniently located off Interstate 45 and near US Highway 59. I-45 and Highway 59 are the major north-south corridors. State Highway 105, a major east-west corridor runs right through the heart of the city. Conroe is conveniently located only 40 miles north of downtown Houston. This location provides reliable access to all major U.S. and international markets. DTP is less than 40 miles to Bush Intercontinental Airport, and adjacent to Conroe-North Houston Regional Airport, providing uniquely convenient access.



## SAFETY

Safety is of prime importance in Conroe. All fire, emergency and police calls are handled through a central dispatch office. A 15,000 square foot, \$11.6 million 911 dispatch facility features the most up-to-date mapping, call routing and tracking equipment available. Your employees and their families will be safe in Conroe.



## COMMUNITY SERVICE

Conroe is a caring community. Thousands of Conroe residents regularly volunteer their time and efforts to a number of organizations. The Friends of Conroe, as an example, is a nonprofit organization committed to the enhancement and quality of life in Conroe and Montgomery County through civic and cultural improvements. Here, the United Way funds over 60 different programs that provide assistance to more than 133,000 residents in Montgomery County.





# SELECT RESIDENTIAL DEVELOPMENTS

LAKE CONROE

TEAS LAKES  
1,175 HOMES

TEAS WOOD  
314 HOMES

GRAYSTONE  
HILLS  
780 HOMES



CONROE PARK NORTH  
INDUSTRIAL PARK

THE WOODLANDS HILLS  
2,000 ACRES  
PLANNED DEVELOPMENT

MORAN RANCH  
673 ACRES  
RESIDENTIAL DEVELOPMENT

WALLY WILKERSON PKWY. / LEAGUE LINE RD.

FM 1484



CONROE-NORTH HOUSTON  
REGIONAL AIRPORT

## CONROE AT A GLANCE

Population Estimate	82,275
Population Growth (2015-2016 Census)	Fastest Growing in the U.S.
Labor Force	39,756
Labor Force (Montgomery County)	262,293
Median Age	34
Number of Households	30,714
Median Household Income	\$55,062





**Deison Technology Park brings together a visionary plan where a planned technology business community can thrive in a natural setting while enjoying all the amenities that southeast Texas has to offer.**



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