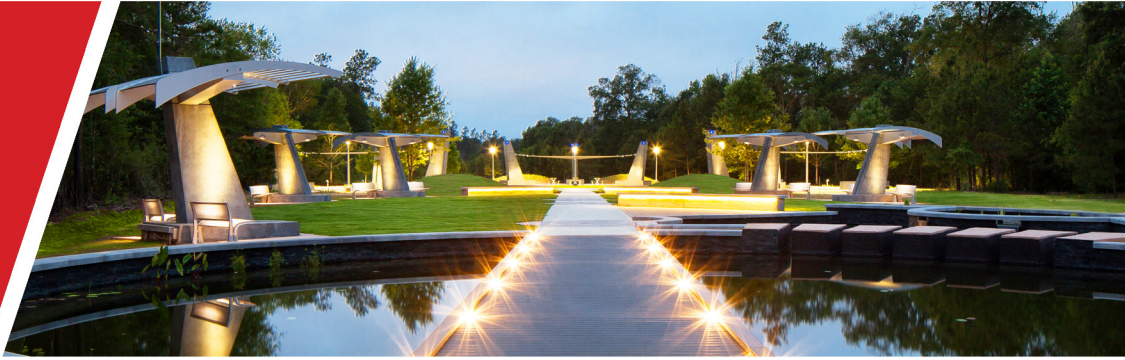


Building on Success. Enhancing Conroe's Future.

opportunities to **grow**



skilled **workforce**

small town **atmosphere**



2018 COMMUNITY PROFILE

As the fastest growing city in the nation, Conroe, Texas is a prime location for business relocations and expansions. Despite its continued growth, Conroe maintains that small town charm as a very livable community with a low crime rate, excellent health care and education, and an incomparable quality of life. On the west fork of the San Jacinto River lies beautiful 22,000-acre Lake Conroe with water sports, fishing, skiing, sailing, and boating.

Education is a priority in Conroe. Conroe Independent School District (CISD) has a graduation rate of 95.7% (one of the highest in the state) and the tax rate is one of the lowest in the Houston Metro Area at \$1.28. Upon graduation, students can begin their secondary education through Lone Star College.

Conroe's prominent health care system features a regional medical center, VA Clinic and an array of medical support facilities. Conroe Regional Medical Center brings the most advanced medical technology available to Conroe and the surrounding areas. This full service tertiary referral center is a Level II Trauma Center providing state-of-the-art services in most specialties. CRMC has achieved recognition as a Certified Primary Stroke Center, an Accredited Chest Pain Center, and a Level III Neonatal ICU in addition to its Level II Trauma status.

With the abundance of recreational activity available, a plethora of healthcare facilities with advanced technologies, and secondary education opportunities you will quickly find Conroe houses happy, health-driven, knowledgeable employees.

Two city-owned business parks [Conroe Park North and Deison Technology Park] offer affordable shovel-ready land. Reliable utilities, accessibility to major freeways and highways, and a skilled workforce make Conroe a natural choice for growing companies. Competitive incentive packages for business relocation and expansion are available to assist you in becoming a part of our growing Conroe community.

The Conroe-North Houston Regional Airport boasts a runway that can accommodate all types of business aircraft, a state-of-the-art air traffic control tower, two full-service FBO's, a U.S. Customs facility, and a restaurant. George Bush Intercontinental Airport Houston is a short 35 minute drive away and offers extensive domestic and international flights. The world-class Port of Houston is located just 45 miles south of Conroe, for all of your shipping needs.

Are you ready to do business in Conroe?



Pictured on cover:

Deison Technology Park Conroe
Lone Star College - Conroe Center
Lake Conroe

CONROE, TX



Population

YEAR

2010 Census
2017 Estimate
Median Age

MONTGOMERY COUNTY

455,746
496,679
--

CITY OF CONROE

59,631
82,275
33.77



Major Area Non-Retail Employers

EMPLOYER	INDUSTRY	EMPLOYEES
Private Employers		
Conroe Regional Medical Center	Medical and surgical hospitals	1,300
NOV Downhole	Drill bits	647
Community Pathology Associates	Blood related health services	424
NOV Wellbore Technologies	Downhole drilling equipment	400
Medivators, Inc.	Surgical and medical instruments	390
NOV Fluid Control (3 Locations)	Drilling rig and pressure control equipment	375
Professional Directional	Directional drilling services	316
Consolidated Communications Services	Telephone communications, except radio	276
Touchstone Neuro Recovery Center	Skilled nursing care facilities	230
Milk Products LP dba Borden	Milk processing	228
Protect Controls, Inc.	Prefabricated metal buildings	215
McKesson Pharmaceutical	Distribution center	200
Lone Star Family Health Center	Medical clinic	189
NOV Texas Oil Tools	Wire lines and oil field equipment	183
Ball Corporation	Aluminum beverage cans	182
Huntsman Petrochemical LLC	Petroleum refining	175
Crown Beverage Packaging	Metal cans	170
MS Energy Services	Directional drilling, down hole surveying	166
Hempel Coatings USA, Inc.	Paints and allied products	162
Nexeo Solutions LLC	Logistics company, transports chemicals	150
Bauer Pileco	Foundation equipment	142
Conroe Machine LLC	Industrial machinery	130
Turbo Drill	Drilling Contractor	125
Commerical Coating Services, Inc.	Special trade contractors	120
Questco, Inc.	Office Administrative Services	103
Bison Building Materials	Lumber, plywood, and millwork	100
Reddico Construction Co., Inc.	Underground utilities contractor	100
Public Employers		
Conroe Independent School District	Elementary and secondary Schools	7,310
Montgomery County	Government	2,211
City of Conroe	Government	639
San Jacinto River Authority	Government	170



City Government

Type	Home Rule
Number on Council	6
Municipal Police	142
Paid Firefighters	125
City Zoning Body	No
Master Plan	Yes



Taxation

Property Tax Rate (Per \$100 Assessed Value)

City of Conroe	\$0.4175
Conroe ISD	\$1.2800
Montgomery County	\$0.4667
Lone Star College System	\$0.1078
M.C. Hospital District	\$0.0664
Total Effective Tax Rate	\$2.3384

Sales Tax Rate

City of Conroe	2.00%
State	6.25%
Total	8.25%



Incentives

Tax Abatement	Yes
Enterprise Zone	Yes
Economic Development Grant	Yes
Foreign Trade Zone	Yes/#265
Freeport Exemption	Yes/Quadruple
City-Owned Industrial Parks	Yes/2
State Workforce Training Incentives	Yes
State Deal-Closing Fund	Yes



Wage Data

(Bureau of Labor Statistics 2016)

INDUSTRY

INDUSTRY	MEDIAN HOURLY	MEAN HOURLY	MEAN ANNUAL
Management Occupations	\$50.18	59.60	123,960
Business and Financial Operations Occupations	\$33.21	\$37.14	\$77,250
Computer and Mathematical Occupations	\$39.75	\$41.79	\$86,920
Architecture and Engineering Occupations	\$39.36	\$44.51	\$92,580
Life, Physical and Social Science Occupations	\$29.45	\$35.76	\$74,370
Community and Social Service Occupations	\$21.64	\$23.21	\$48,280
Legal Occupations	\$38.94	\$51.78	\$107,700
Arts, Design, Entertainment, Sports, and Media Occupations	\$21.42	\$25.36	\$52,750
Education, Training, and Library Occupations	\$23.59	\$23.93	\$49,780
Healthcare Practitioners and Technical Occupations	\$29.63	\$36.30	\$75,500
Healthcare Support Occupations	\$12.27	\$13.93	\$28,980
Protective Service Occupations	\$18.89	\$21.01	\$43,710
Sales and Related Occupations	\$13.12	\$20.24	\$42,100
Office and Administrative Support Occupations	\$15.81	\$17.51	\$36,420
Construction and Extraction Occupations	\$17.96	\$20.48	\$42,590
Installation, Maintenance, and Repair Occupations	\$19.45	\$21.41	\$44,530
Production Occupations	\$15.62	\$18.38	\$38,230
Transportation and Material Moving Occupations	\$14.87	\$18.08	\$37,600

Community Information



Climate

Annual Average Temperature	68.1 degrees
Annual Average High Temperature	78.5 degrees
Annual Average Low Temperature	57.7 degrees
Annual Average Precipitation	48.8 inches
Annual Average Snowfall	N/A
Elevation	205 feet (62.5 meters)



Healthcare

Total Hospital Beds in City	732
Total Hospital Beds in Region	1,166
Total Doctors (Medical) in City	400+
Dedicated Trauma Center	Yes – Level II



Media

Daily Papers	The Courier
Weekly Papers	Montgomery County News
Monthly	Community Impact News
Local TV	Yes - Houston
Cable TV Available	Yes



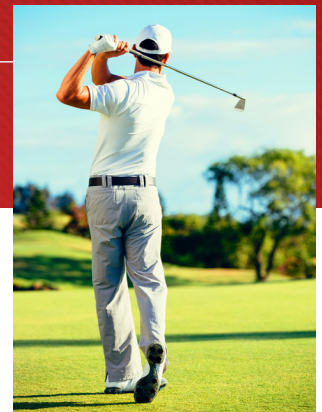
Recreation

Parks	26
Area Lakes	1
Country Clubs	6
Health Centers	6
Public Golf Courses	7
Theaters	4
Tennis Courts	6
Bed & Breakfasts	0
Hotel & Motel Rooms	1,829
Libraries	2



Houses of Worship

All faiths	Yes
Churches	164





Education (Conroe ISD)

TYPE OF SCHOOL	NO. OF SCHOOLS	TOTAL ENROLLMENT
Elementary	30	24,526
Intermediate	9	9,348
Middle/Jr. High	7	9,341
High School	9	17,806
Total	55	61,021 (Fall 2018)

Private Schools

Number of Schools	15
Enrollment	2,272



Area Colleges and Universities

Lone Star College System – 95,000 students

- Lone Star College – Conroe Center
- Lone Star College – Montgomery
- Sam Houston State University – Huntsville
- University of Houston
- University of Houston – Downtown
- Rice University – Houston
- Texas A&M University – College Station
- University of St. Thomas – Houston
- Texas Southern University – Houston
- Houston Baptist University
- South Texas College of Law – Houston
- Prairie View A&M University – Prairie View



Utilities

Electric

Provider	Entergy Texas, Inc.
Transmission Voltage	69 KV, 138 KV, 230 KV
Service Voltage	13 KV and 34.5 KV

Natural Gas

Provider	CenterPoint Energy
BTU Content per Cubic Foot	1,013 - 1,030

Water

Provider	City of Conroe
Source	San Jacinto River Authority Treated Surface Water & 17 Wells
Max. Daily System Capacity	35.1 MGD
Max. Daily Use to Date	18.0 MGD
Pressure on Mains	50 to 110 psi
Storage Capacity	12,500,000 gallons
Size of Mains	2" to 24"
System Looped	Yes

Sewer

Provider	City of Conroe
Permitted Capacity	12 MGD <small>(capacity will be expanded to 16 MGD by 2020)</small>
Maximum Daily Use to Date	9.5 – 12 MGD (2017)

Fiber

Provider	Consolidated Comm.
Digital Available	Yes
Fiber Optics	Yes
High Capacity Digital (T-1)	Yes
Digital Data Service	Yes
911 Available	Yes



Transportation

Air Service

Conroe-North Houston Regional Airport (CXO)

Runways	Two: 7,500 and 5,000
Runway Surface	Concrete
Instrument Landing System	Yes
Lighting	Yes
Air traffic control tower with radar	Yes
Fixed-based Operators (FBOs)	Two
U.S. Customs Facility	Yes
Restaurant	Yes

George Bush Intercontinental Airport Houston (IAH)

Distance from Conroe	35 miles
Domestic Passenger Service	Yes
Int. Passenger Service	Yes
Freight Service	Yes

Rail Service Providers

Union Pacific Railroad
Burlington Northern Santa Fe Railroad

Freight Carriers

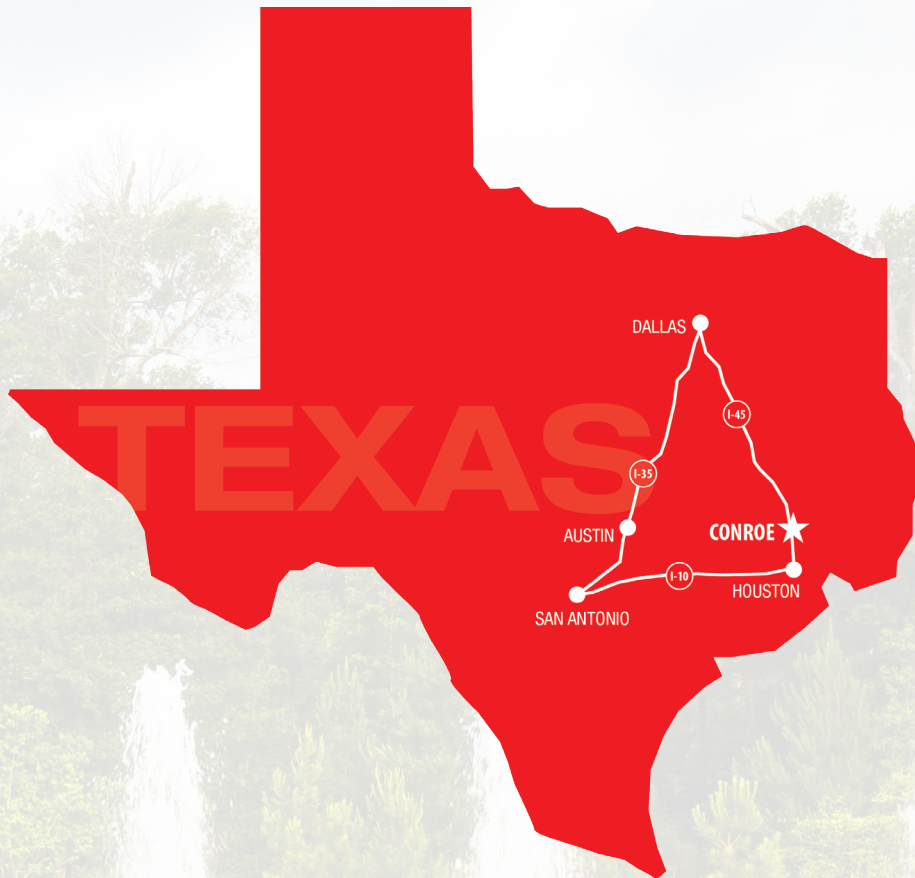
All major truck lines

CONROE, TEXAS

→ Fastest growing city in the United States

(U.S. Census Bureau, July '15-July '16)

→ Rated A+ for diversity by Niche Rankings in 2016



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