

CONROE, TEXAS

More Is Made Here

C O M M U N I T Y P R O F I L E

What do you get when innovation, opportunity, and excitement converge with location, infrastructure, and workforce? **Conroe, Texas.**

Located 40 miles north of Houston along I-45, Conroe's modern, business-friendly atmosphere attracts a wide variety of industries ranging from tourism and dining to distribution, manufacturing, and professional services. Residents are attracted to new and affordable homes, award-winning educational institutions, beautiful Lake Conroe, easily accessible walking trails, Conroe's charming downtown, and how easy it is to get around. Combined with the proximity to Houston's amenities and gulf coast beaches, it's no wonder that in **Conroe, Texas, More is Made Here.**



Conroe is:

- < **1** Hour from **Houston**
- < **3** Hours from **Austin**
- < **3** Hours from **Dallas/Fort Worth**
- < **4** Hours from **San Antonio**





03

Conroe-North Houston Regional Airport is **just a three-minute drive** from both business parks.

George Bush Intercontinental Airport Houston (IAH) is a **short 30-minute drive** from Conroe.

30

Conroe is a popular destination for manufacturing and distribution companies due to the community's strategic location and robust infrastructure. These infrastructure advantages extend to the corporate sector as well, given fast broadband speeds and access to a regional airport and the George Bush Intercontinental Airport in Houston.



Road

With an array of state and federal highways serving the area, Conroe offers ease of access to get your products to local and global audiences. Within about a three-hour drive are the Texas cities of Dallas, Austin, and San Antonio, and Lafayette, Louisiana. Within a one-day drive, you could easily reach: El Paso, Texas; Wichita, Kansas; Tulsa, Oklahoma; Fayetteville, Arkansas; New Orleans, Louisiana; Jackson, Mississippi; or Mobile, Alabama.



Air

Conroe is an ideal location for companies in need of both regional air transportation and international air travel. Just a three-minute drive from both business parks, Conroe-North Houston Regional Airport provides immediate access to the world through both private and corporate flights. You can land almost any airplane on the 7,500-foot main runway. It has a U.S. Customs facility that can clear customs from international flights without the long lines and hassles associated with larger commercial airports.

In addition, George Bush Intercontinental Airport Houston (IAH) is a short 30-minute drive from the city. With two airports to choose from, corporate air travel is easier than ever!



Port

The Port of Houston, the second largest tonnage port in the United States, is located 45 miles south of Conroe. It is the largest Gulf Coast container port, ranked first in foreign tonnage and third in total foreign cargo value. International trade is brought closer to home through Conroe's proximity to this world-class port.



Rail

Rail service is provided by the Burlington Northern Santa Fe for east/west shipping and by the Union Pacific Railway for materials going north or south.

Cost of Living

Conroe's cost of living is typically about 10% less than the average cost of living across the United States. Affordability is key to Conroe's growth and demographics. Recent college graduates, entry level laborers, retirees, families, and executives can all afford to live here.

Utilities

Broadband

Fast broadband speeds make it possible to work from home in Conroe and to have fast internet at the office. Consolidated Communications maintains a regional office in Conroe with a digital central office and fiberoptic rings throughout the Conroe area, including Conroe Park North. Several points of presence are located in the area, and specialized data lines are available to handle today's high-tech communication demands. Comcast and Suddenlink both have a high penetration rate within the city with all major networks and premium and other channels available, as well as digital cable service and high-speed internet.

Electric and Natural Gas

Entergy provides Conroe with electricity, and CenterPoint Energy provides natural gas. To provide dependable service at the lowest cost possible, Entergy has diversified its fuel mix using natural gas, hydroelectric, oil, coal, and nuclear power as fuel sources. Entergy Texas' commercial and industrial rates are very competitive when compared to electric rates of other companies in the state. CenterPoint Energy also offers competitive rates throughout the area.

Water and Sewer

Water is an ample resource in Conroe from both deep underground wells and surface water from Lake Conroe. In addition, the economic development sales tax provides funds for major infrastructure sales improvements to serve the business community.



10%

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So why do so many people want to come to Conroe?

It's because of our strong quality of place. Conroe is a city that knows who it is and is proud to build upon its success.



2020 Population*

93,000+



Annual growth rate consistently

over 3%



Growth since 2010*

65.74%



Land area

71.9 square miles



Density

1,294.8
people per square mile

* Based on Texas Demographic Center 2020 estimates



30+ higher education facilities within 70 miles feed a steady pipeline of highly-skilled graduates who stay in or relocate to Conroe to take advantage of jobs and the opportunity to have a meaningful impact in their community.



Lone Star College System
85,000+ students



Texas A&M University
71,000+ students



University of Houston
46,000+ students



Sam Houston State University
21,000+ students



Texas Southern University
9,700+ students



Prairie View A&M University
8,900+ students



Rice University
7,100+ students



Houston Baptist University
3,400+ students



University of St. Thomas
3,200+ students





Upskilling the Workforce

Lone Star College – Conroe Center, located inside Conroe Park North, brings affordable, easily accessible higher education to north Montgomery County. The center is a new, comprehensive educational campus that provides a mix of academic transfer courses and corporate and workforce training programs. Whether it's a jump start toward a four-year degree or gaining the skills to land a real job in a meaningful career, LSC - Conroe Center is here for the community — a resource for your future.

LSC - Conroe Center offers several career programs including machining, welding, automotive technology, Certified Nurse Aide (CNA), and phlebotomy. Additionally, LSC - Conroe Center provides on-site tutoring, testing, library services, book store, corporate training, community meeting facilities, and more.

Career Development

Lone Star College – Corporate College partners with global corporations to provide customized training, open enrollment courses, and professional seminars. With a focus on the energy, computer technology, and advanced manufacturing sectors, they can also provide training for retail, hospitality, school districts, health care organizations, non-profits, and many other industries.

LSC – Corporate College is committed to building tomorrow's workforce by analyzing goals and developing training to advance a business's most important asset: human capital.

Lone Star College -
Conroe Center is here
for the community —
**a resource for
your future.**

Talent Pipeline

During the past 20 years, the Conroe/Montgomery County economy greatly diversified. Conroe attracted a wealth of manufacturing, retail, health care, biotechnology, construction, and tourism companies.

To support this economic expansion, Conroe developed a highly skilled, educated workforce. Continuing education and workforce training is available through Lone Star College - Conroe Center, making it easy for companies to upskill their workers and for the local workforce to fill in-demand jobs.

Top Employment Sectors

Conroe attracts a wealth of manufacturing, retail, health care, life sciences, construction, and tourism companies. Top professions include office and administrative support; sales; executive level; construction and extraction; and manufacturing.

THE CONROE EMPLOYEE POOL

1.6M potential employees within a 40-mile radius

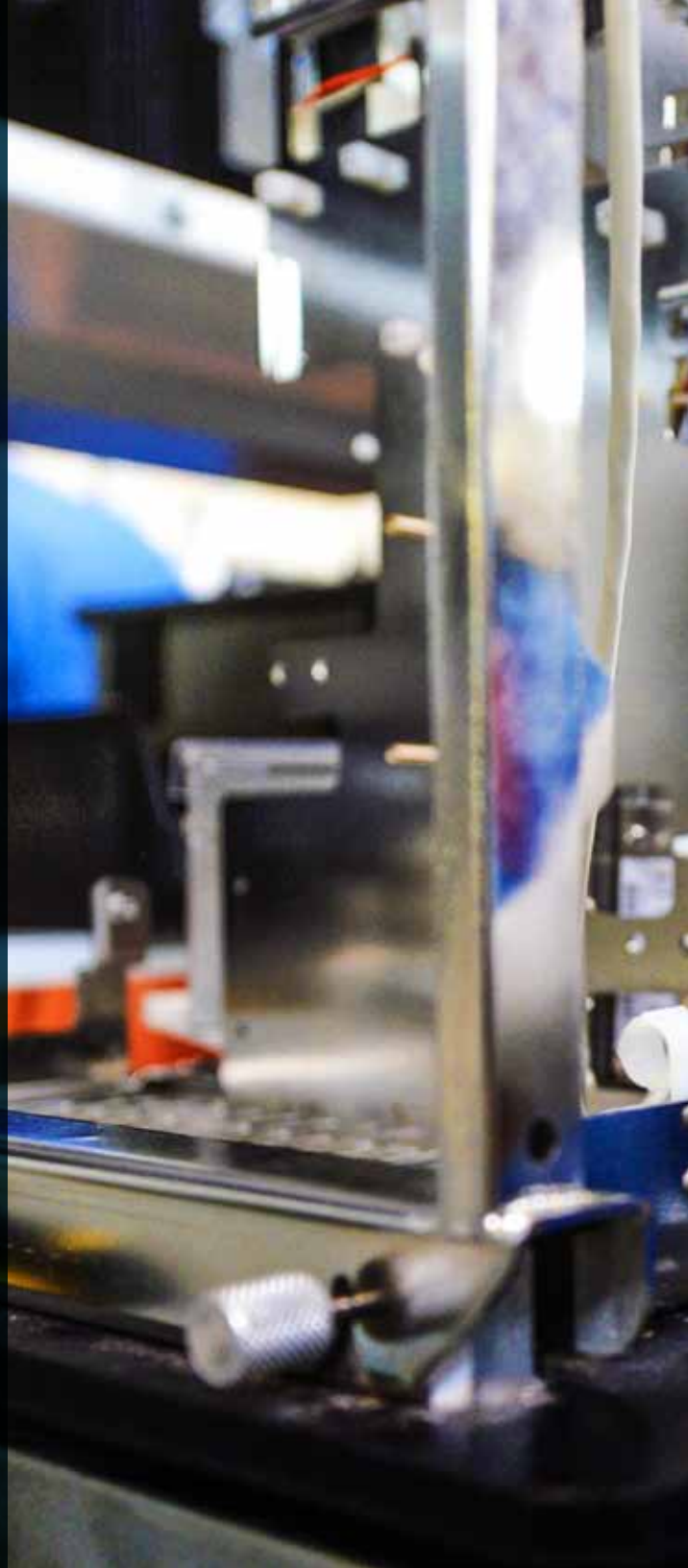
Conroe has a strong workforce and is an excellent location for growing companies in need of talent.

Our workforce resources are aimed at ensuring that each Conroe business can hire the talent they need to grow.



● **62%** of the workforce is in **white collar professions**

● **38%** is in **blue collar jobs** like manufacturing, construction and distribution





Quality education – at all levels – is a top priority in Conroe. With three excellent independent school districts and a number of outstanding private and parochial schools in the greater Conroe area, the best option for every student is found here.

These K-12 schools actively pursue preparing each student for a lifetime of career success by offering opportunities to gain workforce experience with state-of-the-art career and technical education programs.



170+ CTE Courses

15+ Career Pathways



HIGHLIGHTS FOR BOTH PARKS:

- Convenient location
- Quality infrastructure
- Picturesque setting
- Skilled, well-educated labor force
- Close proximity to exemplary residential development
- Nearby regional and international air travel

1,655
ACRE



INDUSTRIAL PARK

Conroe Park North

The 1,655-acre industrial park features four-lane concrete streets, city water and sewer, and signage. Located on FM 3083 in Conroe, two miles east of I-45, Houston is only 40 minutes away. The more than 40 companies and 3,000+ employees currently locating within Conroe Park North represent a wide variety of industries, including medical device manufacturing; freight distribution; advanced manufacturing; machining; food processing; specialty packaging; oilfield services; commercial product distribution; warehousing; and higher education.



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Deison Technology Park

The 248-acre technology park is a modern, eco-friendly space for your corporate campus, research and development, or office facility. Located on FM 1484 in Conroe, four miles east of I-45, Houston is only 40 minutes away. With infrastructure in place, Deison Technology Park also offers the amenities of an idyllic park setting with hiking and biking trails and peaceful gathering areas. And with its close proximity to Conroe-North Houston Regional Airport, Deison Technology Park provides a unique business solution for your corporate travel needs.

248
ACRE



TECHNOLOGY PARK



R. A. 'MICKY'

DEISON TECHNOLOGY PARK
AT THE CONROE NORTH HOUSTON REGIONAL AIRPORT

Business Climate/BRE

Conroe is ready to do business and actively invests in supporting the business community. The Conroe Economic Development Council provides local companies with the hands-on support they need to solve challenges and capitalize on opportunities quickly. Large or small, all requests for help from company representatives are encouraged and taken seriously by our Business Retention and Expansion staff.

We are here to help with:

- ☑ Discussing any challenges
- ☑ Coordinating utilities for development projects or to report issues
- ☑ Giving permitting assistance
- ☑ Connecting with local service providers
- ☑ Supporting workforce recruitment and development
- ☑ Providing assistance with expansion projects
- ☑ And much more!

Connecting and Supporting Employers and Employees

The Conroe Economic Development Council works with local partners to host an annual job fair where local employers can be matched with prospective employees. It is part of our ongoing programming and is highly effective. In addition, Conroe offers several resources that provide additional services and support ranging from job postings to helping unemployed people prepare to reenter the workforce.



Conroe's robust Business Retention and Expansion program is one of the best and is designed to promote the growth and development of local companies.





Foreign Trade Zone

#265

serves Conroe and greater Montgomery County helping companies obtain several tax and tariff savings.

Incentives

Conroe presents a bevy of available economic incentives. The City of Conroe and Montgomery County offer ad valorem tax abatements up to ten years. A locally funded Performance-Based Cash Incentive Program offers qualified firms cash incentives based on a project's economic impact to the community. The State of Texas utilizes the Texas Enterprise Zone Program and Texas Enterprise Fund to attract new business, as well as workforce training programs administered locally through Lone Star College.

Foreign Trade Zone #265 serves Conroe and greater Montgomery County helping companies obtain several tax and tariff savings. Additionally, businesses that serve national or international markets may qualify for the Freeport Exemption on inventory.

Target Industries and Major Employers

The Conroe Economic Development Council welcomes all businesses to join our fast-growing community. Our convenient location, available commercial property near Houston, infrastructure assets, workforce, and incentives can be leveraged by nearly any industry.

We have identified several target industries that would do exceptionally well in Conroe due to our current business ecosystem. These industries may be particularly poised to benefit from our local and state incentives, deep underground wells, and surface water from Lake Conroe. In addition, the economic development sales tax provides funds for major infrastructure improvements to serve the business community.

Advanced Manufacturing



Energy Services



Distribution and Logistics



Life Sciences



Professional and Business Services





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Conroe Economic Development Council
300 W Davis St, Ste 510
Conroe, TX 77301
(936) 538-7118

ConroeEDC.org