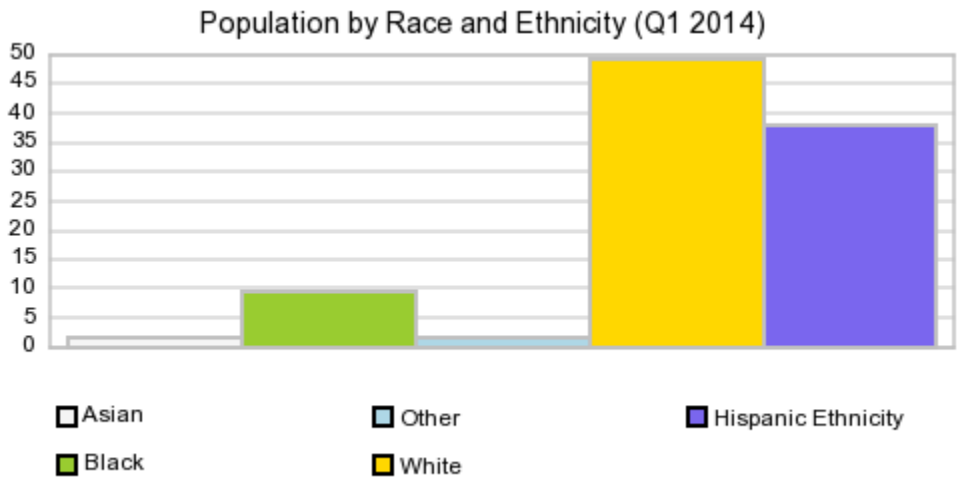


City of Conroe – Q1 2014 Estimates

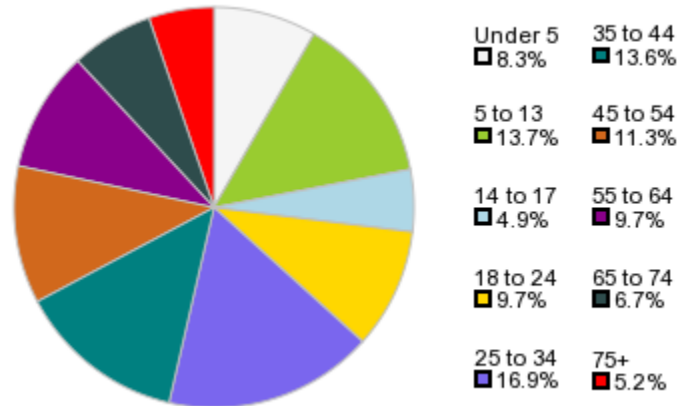
Population	61,923
Households	22,147
Median Household Income	\$46,442
Population Density (Pop/Sq Mi)	1,166.78
Median Age	33

City of Conroe - 2019 Projections

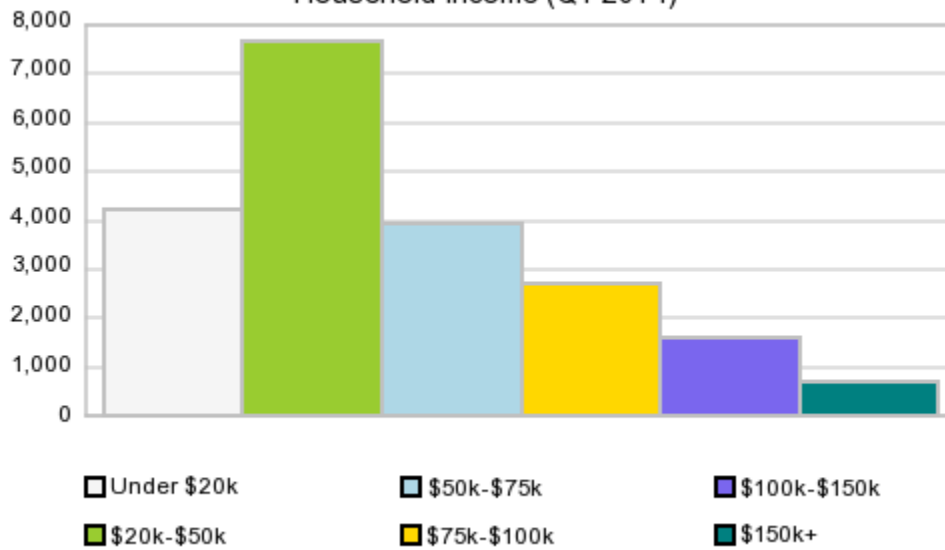
Population	71,157
Population Change (Q4 2013-2018)	14.9 %
Households	25,727



Population by Age (Q1 2014)



Household Income (Q1 2014)

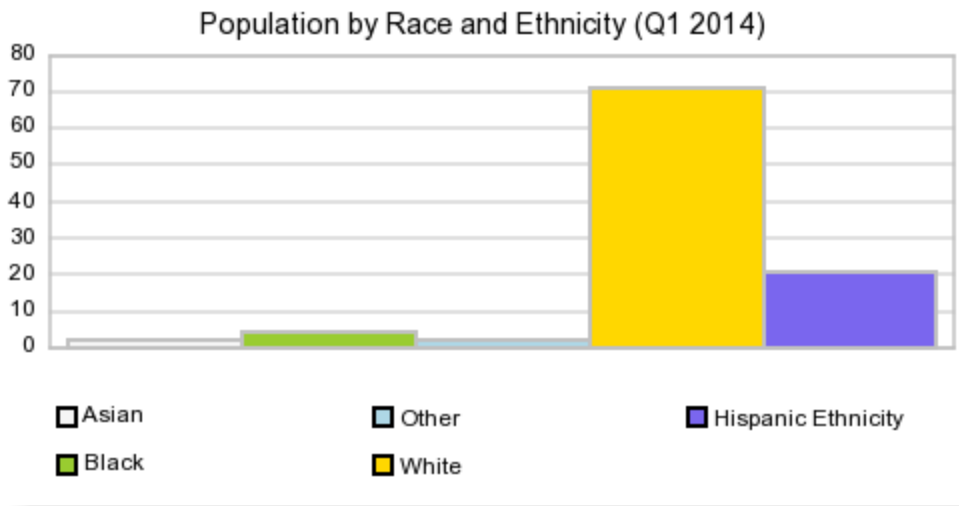


Montgomery County – Q1 2014 Estimates

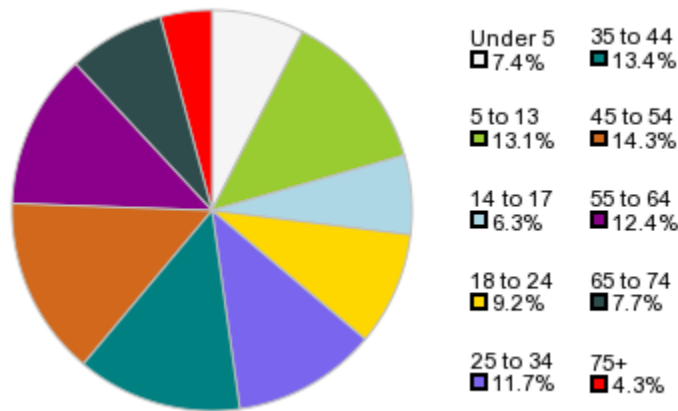
Population	502,920
Households	179,514
Median Household Income	\$68,679
Population Density (Pop/Sq Mi)	467.10
Median Age	37

Montgomery County – 2019 Projections

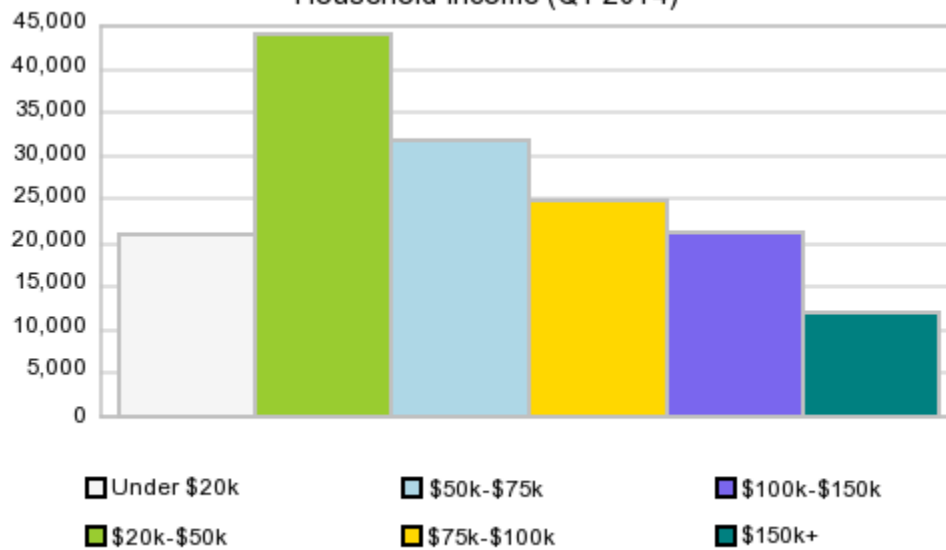
Population	585,269
Population Change (Q4 2013-2018)	16.4%
Households	209,080



Population by Age (Q1 2014)



Household Income (Q1 2014)



*Montgomery County – Average Home Price*

December 2009	\$237,400
December 2010	\$225,700
December 2011	\$240,800
December 2012	\$267,400
December 2013	\$270,200

*Conroe Apartment Rental Rates – Average Cost 2014*

1 Bedroom Apartment	\$716
2 Bedroom Apartment	\$908
3 Bedroom Apartment	\$1116
4 Bedroom Apartment	\$1025

*Conroe Housing Information Q1 2014*

Owner Occupied Housing Units	47.7%
Renter Occupied Housing Units	43.0%
Vacant Units	9.3%
Total Housing Units	24,421

*Montgomery County Housing Information Q1 2014*

Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	24.2%
Vacant Units	7.5%
Total Housing Units	194,155

## I. Property Tax

Montgomery County has a total of five taxing entities. Dependent upon the firm's location, city taxes may not be imposed. Following are the 2013 tax rates per \$100 of assessed value.

City of Conroe (CCO)	0.4200
Montgomery County (GMO)	0.4838
Conroe ISD (SCO)	1.2850
Lone Star College System (JNH)	0.1160
M.C. Hospital District (HMI)	<u>0.0727</u>
Total Effective Tax Rate:	2.3775

\*Montgomery Independent School District (SMO) tax rate is 1.3400

\*Willis Independent School District (SWI) tax rate is 1.3900

\*City of Willis (CWI) tax rate is 0.5363

\*City of Montgomery (CMO) tax rate is 0.4155

## II. Income Tax (Personal and Corporate)

Texas has no personal or corporate income tax.

## III. Franchise Tax

The franchise tax rate is \$2.50 per \$1,000 in capital and surplus or 4.5% of earned income whichever is larger. The franchise tax is imposed on corporations; sole proprietorships and partnerships are not subject to the tax.

## IV. Sales & Use Tax

There are two sales & use tax rates. A location outside of the city exempts the firm from the city rate. Following are the current rates:

City of Conroe	2.00%	City of Willis	2.00%
State	<u>6.25%</u>	State	<u>6.25%</u>
Total	8.25%	Total	8.25%
City of Montgomery	2.00%		
State	<u>6.25%</u>		
Total	8.25%		

**MONTGOMERY COUNTY AND CONTIGUOUS COUNTIES**

County	July 2014 Civilian Labor Force	July 2014 Unemployment Rate	June 2014 Unemployment Rate
Montgomery	254,500	4.8%	4.7%
Grimes	12,555	5.5%	5.3%
Harris	2,198,816	5.5%	5.4%
Liberty	33,556	7.1%	7.1%
San Jacinto	11,633	6.0%	6.0%
Walker	27,966	6.1%	5.8%
Waller	21,207	5.7%	5.7%
<b>Region Total</b>	<b>2,560,233</b>	<b>5.8%</b>	<b>5.7%</b>

Source: Texas Workforce Commission

**LOCAL, STATE, AND NATIONAL STATISTICS**

	July 2014 Civilian Labor Force	July 2014 Unemployment Rate
Conroe	31,123	4.3%
Houston MSA	1,075,959	5.6%
Texas	13,079,602	5.6%
United States	156,023,000	6.2%

Source: Texas Workforce Commission

Labor Migratory Indicators

County	Population *	Civilian Labor Force **	Establishment- Based Employment ***	Labor Mobility Ratio ****
Montgomery	502,920	254,500	154,303	.60
Grimes	27,377	12,555	8,198	.65
Harris	4,338,090	2,198,816	2,216,266	1.01
Liberty	77,821	33,556	16,882	.51
San Jacinto	26,669	11,633	2,144	.18
Walker	69,074	27,966	23,495	.84
Waller	46,079	21,207	16,153	.76
<b>Region Total</b>	<b>5,088,030</b>	<b>2,560,233</b>	<b>2,437,441</b>	<b>.95</b>

Sources:

\* Q1 2014 Estimates – DemographicsNow

\*\*Texas Workforce Commission July 2014 Monthly Average

\*\*\*Texas Workforce Commission Q4 2013

\*\*\*\*Ratio = Establishment Based Employment/Civilian Labor Force

Establishment Based Employment – Montgomery County

Natural Resources & Mining	5,427
Construction	9,644
Manufacturing	12,742
Trade, Transportation & Utilities	30,592
Information	1,082
Financial Activities	7,117
Professional Business Services	19,261
Education Health Services	16,721
Leisure Hospitality	20,121
Other Services	5,249
Unclassified	38
Government – Local/State/Federal	26,309
<b>Total</b>	<b>154,303</b>

Source: Texas Workforce Commission, Labor Market Information Fourth Quarter 2013



## Conroe, Texas Wage Data

Production Occupations	Low Average	High Average	Mean Average
Assembler, General	\$10.28/hr	\$10.28/hr	\$10.28/hr
Production Supervisor	\$15.92/hr	\$15.92/hr	\$15.92/hr
CNC Operator	\$22.52/hr	\$24.01/hr	\$23.27/hr
Drafter, CAD	\$18.86/hr	\$18.86/hr	\$18.86/hr
Forklift Operator	\$15.00/hr	\$15.00/hr	\$15.00/hr
General Laborer	\$15.00/hr	\$15.00/hr	\$15.00/hr
Janitor	\$13.32/hr	\$13.32/hr	\$13.32/hr
Machine Operator	\$13.00/hr	\$19.48/hr	\$16.44/hr
Machinist, Journeyman	\$32.12/hr	\$32.12/hr	\$32.12/hr
Maintenance, General	\$15.00/hr	\$20.45/hr	\$17.60/hr
Quality Assurance/Inspect.	\$11.51/hr	\$30.45/hr	\$17.06/hr
Shipping/Receiving Clerk	\$15.00/hr	\$15.00/hr	\$15.00/hr
Warehouse Associate	\$10.99/hr	\$14.21/hr	\$12.66/hr
Welder	\$17.00/hr	\$17.00/hr	\$17.00/hr

Clerical Occupations	Low Average	High Average	Mean Average
Accounts Payable Clerk	\$14.00/hr	\$18.21/hr	\$15.74/hr
Accounts Receivable Clerk	\$12.00/hr	\$15.00/hr	\$13.50/hr
Administrative Assistant	\$12.00/hr	\$17.77/hr	\$15.05/hr
Customer Service Rep	\$15.12/hr	\$17.00/hr	\$15.87/hr
Data Entry Operator	\$10.60/hr	\$13.00/hr	\$11.80/hr
Human Resources Admin.	\$12.36/hr	\$16.64/hr	\$14.67/hr
Receptionist/Switchboard	\$12.48/hr	\$14.70/hr	\$13.65/hr

Source: 2013 Wage & Benefits Study

Note: The wages shown are not entry level; they are the average wage of an established employee.

## MAJOR EMPLOYERS IN MONTGOMERY COUNTY

Ball Corporation  
Borden Milk Products  
Medivators  
City of Conroe  
Canrig Drilling Technology  
Capro, Inc.  
Conroe Regional Medical Center  
Conroe ISD  
Conservatek  
Consolidated Communications  
Crane Energy Flow Solutions  
Crown Beverage Packaging  
CSD  
CVS Pharmacy  
Entergy Texas  
Halliburton  
Hughes Christensen Company  
Huntsman Petrochemical  
Magnolia ISD  
McKesson Pharmaceutical  
Montgomery County  
Montgomery ISD  
MS Energy Services  
National Oilwell Varco/Texas Oil Tools  
New Caney ISD  
Professional Directional, LTD  
R&M Energy Systems  
Nov Downhole  
Sigma Genosys  
Splendora ISD  
Startex Chemical, Inc.  
Tenaris  
Tetra Technologies  
The Courier  
Willis ISD