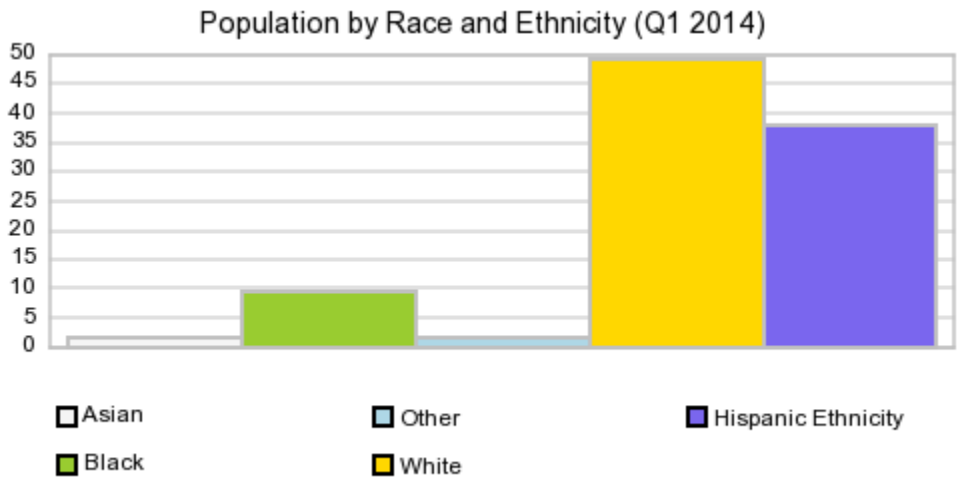


City of Conroe – Q1 2014 Estimates

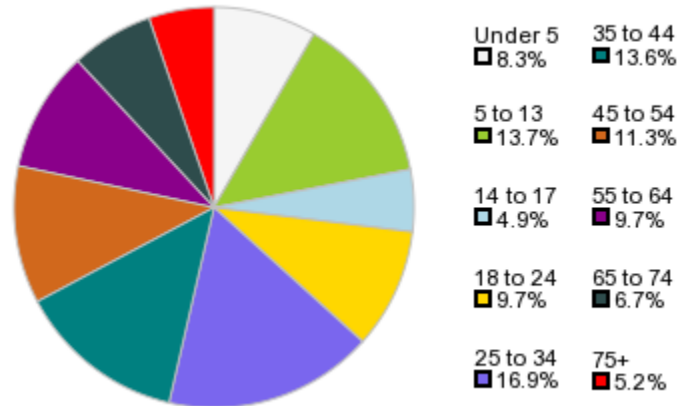
Population	61,923
Households	22,147
Median Household Income	\$46,442
Population Density (Pop/Sq Mi)	1,166.78
Median Age	33

City of Conroe - 2019 Projections

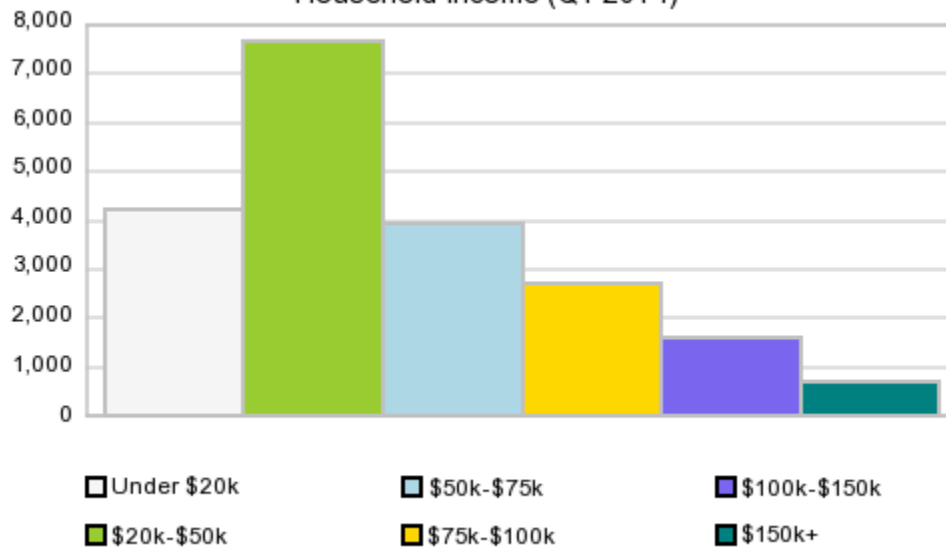
Population	71,157
Population Change (Q4 2013-2018)	14.9 %
Households	25,727



Population by Age (Q1 2014)



Household Income (Q1 2014)

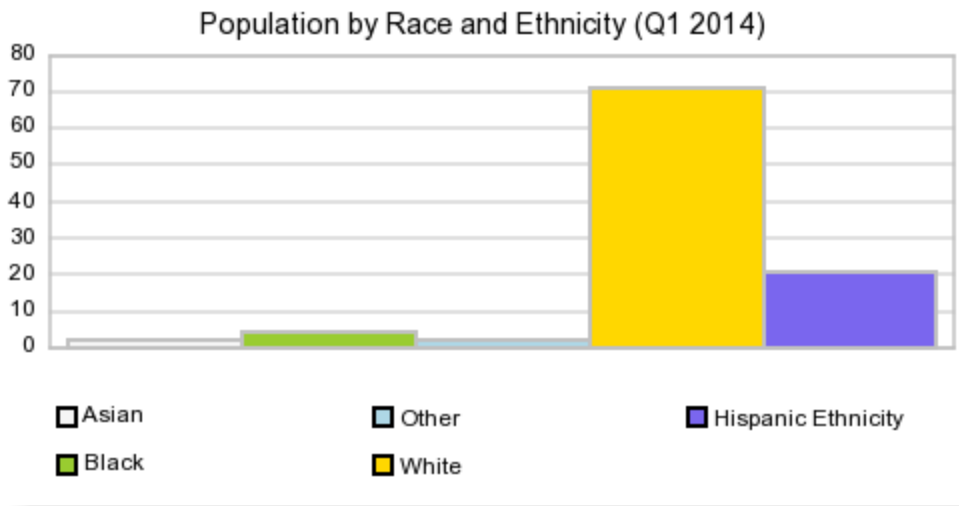


Montgomery County – Q1 2014 Estimates

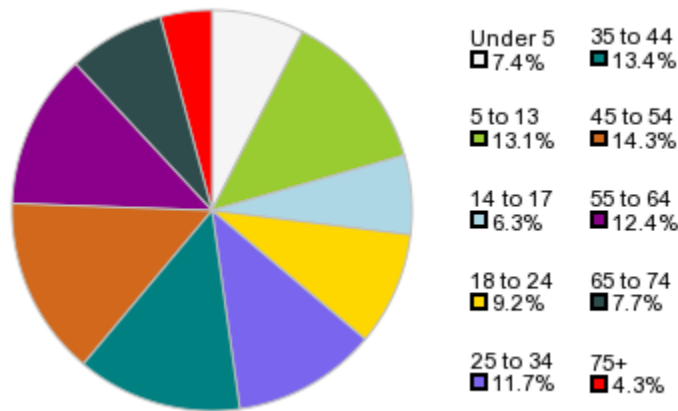
Population	502,920
Households	179,514
Median Household Income	\$68,679
Population Density (Pop/Sq Mi)	467.10
Median Age	37

Montgomery County – 2019 Projections

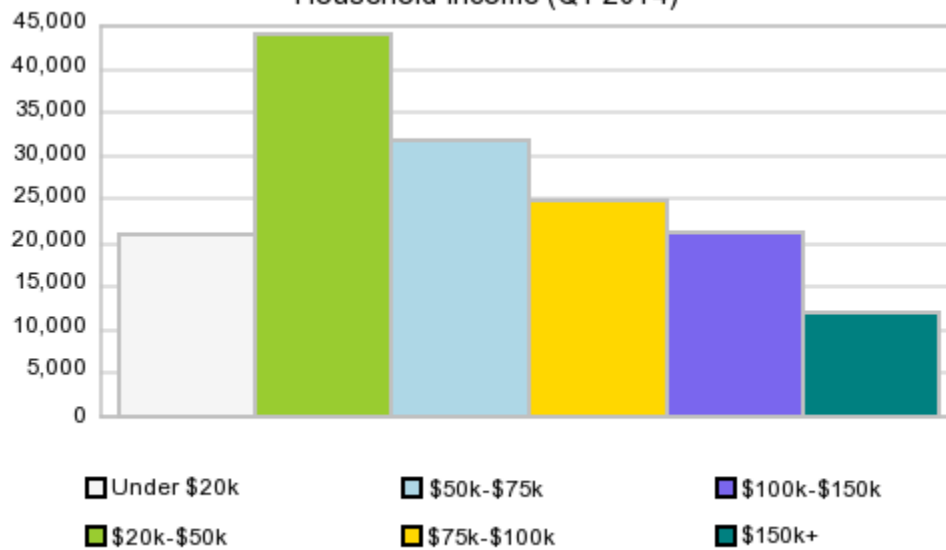
Population	585,269
Population Change (Q4 2013-2018)	16.4%
Households	209,080



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	August 2014 Civilian Labor Force	August 2014 Unemployment Rate	July 2014 Unemployment Rate
Montgomery	253,103	4.7%	4.8%
Grimes	12,515	5.2%	5.5%
Harris	2,187,031	5.5%	5.5%
Liberty	33,342	7.0%	7.1%
San Jacinto	11,569	6.0%	6.0%
Walker	27,734	5.8%	6.1%
Waller	21,084	5.7%	5.7%
Region Total	2,546,378	5.7%	5.8%

Source: Texas Workforce Commission

LOCAL, STATE, AND NATIONAL STATISTICS

	August 2014 Civilian Labor Force	August 2014 Unemployment Rate
Conroe	30,927	4.2%
Houston MSA	1,069,933	5.5%
Texas	13,015,760	5.5%
United States	156,434,000	6.3%

Source: Texas Workforce Commission

Labor Migratory Indicators

County	Population *	Civilian Labor Force **	Establishment- Based Employment ***	Labor Mobility Ratio ****
Montgomery	502,920	253,103	154,303	.61
Grimes	27,377	12,515	8,198	.66
Harris	4,338,090	2,187,031	2,216,266	1.01
Liberty	77,821	33,342	16,882	.51
San Jacinto	26,669	11,569	2,144	.19
Walker	69,074	27,734	23,495	.85
Waller	46,079	21,084	16,153	.77
Region Total	5,088,030	2,546,378	2,437,441	.96

Sources:

* Q1 2014 Estimates – DemographicsNow

**Texas Workforce Commission August 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
Total	154,303

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