

CONROE PARK NORTH



STEADY GROWTH & EXCEPTIONAL INFRASTRUCTURE

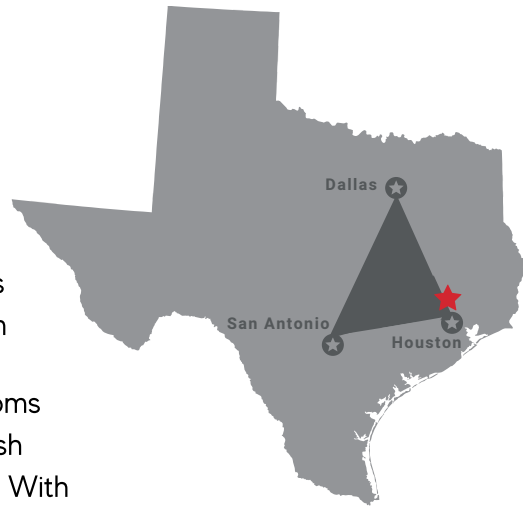
Conroe Park North is ready for your business. Whether an advanced manufacturing facility, corporate headquarters, or distribution center, the turnkey nature of our 1,655-acre business park contributes to the more than 40 companies and 3,000 employees who call it home. The park is fully platted and ready for occupancy with four-lane concrete streets, city water and sewer, and signage.

Conroe Park North's corporate campus atmosphere is created by a well-designed layout with covenants and restrictions and a program that maintains the beauty of the park's public areas.

CONVENIENT LOCATION & IDEAL SETTING

Located on FM 3083 in Conroe, two miles east of I-45, Conroe Park North's peaceful, forest laden location is serviced by all major trucking companies and is just 45 minutes from the Port of Houston, the largest port on the U.S. Gulf Coast.

With Houston only 40 minutes away, Conroe Park North is ideal for companies in need of both regional and international travel. Just a three-minute drive from the park, Conroe-North Houston Regional Airport provides immediate access to the world through both private and corporate flights, and it has a U.S. Customs facility that can clear customs from international flights. 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!





Visit us at ConroeEDC.org for more detailed information regarding incentives and other helpful site selection resources.

Conroe Park North and the City of Conroe have a world of benefits to offer:

- Unparalleled infrastructure in serene setting
- Easy access to Interstate 45
- Less than 50 miles to George Bush Intercontinental Airport Houston (IAH), downtown Houston and the Port of Houston
- Inexpensive energy costs
- Skilled labor force
- Robust relocation and expansion incentives
- Great recreational and cultural amenities
- World-class medical services
- Quality of life that is second to none
- Experienced Business Retention and Expansion personnel with proven solutions for success to connect you to the economic assets and opportunities in and around Conroe

FINANCIAL INCENTIVES

Conroe presents a bevy of available economic incentives:

- The City of Conroe and Montgomery County offer ad valorem tax abatements.
- 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 Quadruple Freeport Exemption on inventory.

LABOR FORCE

One of the strongest reasons to locate your company in Conroe Park North is our people. Within a 30-mile radius is a labor force of more than 1 million, with more than 2.5 million in Houston's Harris County, making it an excellent location for growing companies in need of talent.

With such world-class higher education institutions such as Texas A&M University, Rice University, University of Houston, and Sam Houston State University located within 60 miles of Conroe, we have a well-educated labor force. And Lone Star College - Conroe Center in Conroe Park North offers academic transfer courses as well as corporate and workforce training, including machining and welding.

