

# Demographic Detail Report

## Texas Tower 1110 N Loop 336 W, Conroe, TX 77301

Building Type: **Class C Office**      Total Available: **4,992 SF**  
 Class: **C**      % Leased: **85.19%**  
 RBA: **33,698 SF**      Rent/SF/Yr: **\$17.27**  
 Typical Floor: **6,740 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	12,009	52,865	83,882
2017 Estimate	10,327	45,690	72,487
2010 Census	8,036	36,996	58,714
Growth 2017 - 2022	16.29%	15.70%	15.72%
Growth 2010 - 2017	28.51%	23.50%	23.46%
<b>2017 Population by Age</b>			
	<b>10,327</b>	<b>45,690</b>	<b>72,487</b>
Age 0 - 4	815 7.89%	3,477 7.61%	5,478 7.56%
Age 5 - 9	802 7.77%	3,668 8.03%	5,812 8.02%
Age 10 - 14	692 6.70%	3,389 7.42%	5,455 7.53%
Age 15 - 19	581 5.63%	2,935 6.42%	4,749 6.55%
Age 20 - 24	646 6.26%	2,960 6.48%	4,640 6.40%
Age 25 - 29	839 8.12%	3,566 7.80%	5,405 7.46%
Age 30 - 34	940 9.10%	3,991 8.73%	6,015 8.30%
Age 35 - 39	819 7.93%	3,674 8.04%	5,617 7.75%
Age 40 - 44	668 6.47%	3,207 7.02%	4,983 6.87%
Age 45 - 49	567 5.49%	2,768 6.06%	4,387 6.05%
Age 50 - 54	551 5.34%	2,533 5.54%	4,088 5.64%
Age 55 - 59	538 5.21%	2,365 5.18%	3,879 5.35%
Age 60 - 64	469 4.54%	2,010 4.40%	3,349 4.62%
Age 65 - 69	395 3.82%	1,666 3.65%	2,809 3.88%
Age 70 - 74	310 3.00%	1,257 2.75%	2,129 2.94%
Age 75 - 79	235 2.28%	878 1.92%	1,480 2.04%
Age 80 - 84	186 1.80%	618 1.35%	1,029 1.42%
Age 85+	277 2.68%	726 1.59%	1,183 1.63%
Age 65+	1,403 13.59%	5,145 11.26%	8,630 11.91%
<b>Median Age</b>	<b>34.20</b>	<b>33.60</b>	<b>33.90</b>
<b>Average Age</b>	<b>36.10</b>	<b>34.80</b>	<b>35.20</b>

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<b>Texas Tower</b> 1110 N Loop 336 W, Conroe, TX 77301						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population By Race</b>	<b>10,327</b>		<b>45,690</b>		<b>72,487</b>	
White	8,702	84.26%	37,687	82.48%	60,683	83.72%
Black	1,091	10.56%	5,561	12.17%	7,615	10.51%
Am. Indian & Alaskan	80	0.77%	697	1.53%	1,252	1.73%
Asian	257	2.49%	880	1.93%	1,533	2.11%
Hawaiian & Pacific Island	9	0.09%	47	0.10%	73	0.10%
Other	188	1.82%	817	1.79%	1,332	1.84%
<b>Population by Hispanic Origin</b>	<b>10,327</b>		<b>45,690</b>		<b>72,487</b>	
Non-Hispanic Origin	7,540	73.01%	26,518	58.04%	43,444	59.93%
Hispanic Origin	2,787	26.99%	19,172	41.96%	29,043	40.07%
<b>2017 Median Age, Male</b>	<b>33.00</b>		<b>33.10</b>		<b>33.30</b>	
<b>2017 Average Age, Male</b>	<b>34.20</b>		<b>33.90</b>		<b>34.20</b>	
<b>2017 Median Age, Female</b>	<b>35.40</b>		<b>34.10</b>		<b>34.60</b>	
<b>2017 Average Age, Female</b>	<b>37.90</b>		<b>35.90</b>		<b>36.20</b>	
<b>2017 Population by Occupation Classification</b>	<b>7,902</b>		<b>34,570</b>		<b>54,792</b>	
Civilian Employed	4,907	62.10%	20,974	60.67%	33,499	61.14%
Civilian Unemployed	252	3.19%	912	2.64%	1,362	2.49%
Civilian Non-Labor Force	2,739	34.66%	12,655	36.61%	19,880	36.28%
Armed Forces	4	0.05%	29	0.08%	51	0.09%
<b>Households by Marital Status</b>						
Married	1,597		6,979		11,955	
Married No Children	929		3,677		6,410	
Married w/Children	668		3,301		5,545	
<b>2017 Population by Education</b>	<b>7,361</b>		<b>31,273</b>		<b>49,885</b>	
Some High School, No Diploma	827	11.23%	7,936	25.38%	11,419	22.89%
High School Grad (Incl Equivalency)	1,856	25.21%	7,783	24.89%	12,412	24.88%
Some College, No Degree	2,239	30.42%	7,980	25.52%	13,250	26.56%
Associate Degree	569	7.73%	2,012	6.43%	3,532	7.08%
Bachelor Degree	1,243	16.89%	3,794	12.13%	6,378	12.79%
Advanced Degree	627	8.52%	1,768	5.65%	2,894	5.80%

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<b>Texas Tower</b> 1110 N Loop 336 W, Conroe, TX 77301						
Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>8,847</b>		<b>37,749</b>		<b>60,237</b>	
Real Estate & Finance	214	2.42%	1,065	2.82%	1,736	2.88%
Professional & Management	2,243	25.35%	7,631	20.22%	12,339	20.48%
Public Administration	245	2.77%	761	2.02%	1,206	2.00%
Education & Health	1,320	14.92%	4,843	12.83%	7,401	12.29%
Services	958	10.83%	5,529	14.65%	8,452	14.03%
Information	126	1.42%	229	0.61%	356	0.59%
Sales	1,023	11.56%	4,251	11.26%	6,942	11.52%
Transportation	3	0.03%	182	0.48%	280	0.46%
Retail	747	8.44%	3,071	8.14%	4,191	6.96%
Wholesale	154	1.74%	412	1.09%	953	1.58%
Manufacturing	305	3.45%	1,630	4.32%	3,163	5.25%
Production	531	6.00%	2,775	7.35%	4,426	7.35%
Construction	499	5.64%	2,767	7.33%	4,424	7.34%
Utilities	158	1.79%	758	2.01%	1,264	2.10%
Agriculture & Mining	113	1.28%	423	1.12%	729	1.21%
Farming, Fishing, Forestry	0	0.00%	106	0.28%	115	0.19%
Other Services	208	2.35%	1,316	3.49%	2,260	3.75%
<b>2017 Worker Travel Time to Job</b>	<b>4,679</b>		<b>20,267</b>		<b>32,460</b>	
<30 Minutes	3,192	68.22%	13,396	66.10%	21,579	66.48%
30-60 Minutes	1,173	25.07%	4,672	23.05%	7,174	22.10%
60+ Minutes	314	6.71%	2,199	10.85%	3,707	11.42%
<b>2010 Households by HH Size</b>	<b>3,474</b>		<b>12,709</b>		<b>20,421</b>	
1-Person Households	1,278	36.79%	3,422	26.93%	5,188	25.41%
2-Person Households	1,080	31.09%	3,684	28.99%	6,138	30.06%
3-Person Households	485	13.96%	1,985	15.62%	3,216	15.75%
4-Person Households	334	9.61%	1,702	13.39%	2,797	13.70%
5-Person Households	179	5.15%	1,010	7.95%	1,632	7.99%
6-Person Households	67	1.93%	478	3.76%	793	3.88%
7 or more Person Households	51	1.47%	428	3.37%	657	3.22%
<b>2017 Average Household Size</b>	<b>2.30</b>		<b>2.70</b>		<b>2.70</b>	
<b>Households</b>						
2022 Projection	5,113		18,333		29,205	
2017 Estimate	4,403		15,820		25,225	
2010 Census	3,474		12,708		20,421	
Growth 2017 - 2022	16.13%		15.88%		15.78%	
Growth 2010 - 2017	26.74%		24.49%		23.52%	

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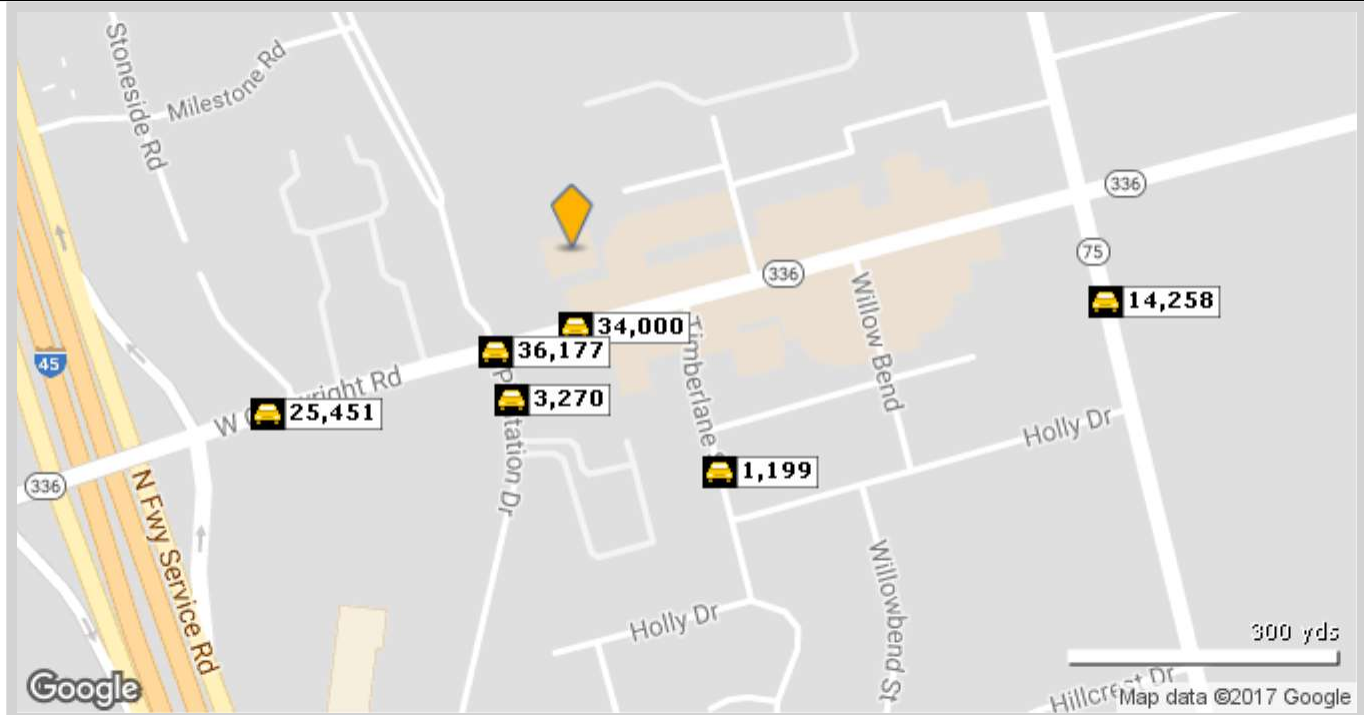
<b>Texas Tower</b>						
1110 N Loop 336 W, Conroe, TX 77301						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2017 Households by HH Income</b>	<b>4,403</b>		<b>15,820</b>		<b>25,223</b>	
<\$25,000	1,046	23.76%	4,452	28.14%	6,298	24.97%
\$25,000 - \$50,000	1,266	28.75%	4,240	26.80%	6,350	25.18%
\$50,000 - \$75,000	1,044	23.71%	3,052	19.29%	4,828	19.14%
\$75,000 - \$100,000	410	9.31%	1,325	8.38%	2,609	10.34%
\$100,000 - \$125,000	192	4.36%	967	6.11%	1,639	6.50%
\$125,000 - \$150,000	184	4.18%	737	4.66%	1,495	5.93%
\$150,000 - \$200,000	130	2.95%	479	3.03%	880	3.49%
\$200,000+	131	2.98%	568	3.59%	1,124	4.46%
<b>2017 Avg Household Income</b>	<b>\$61,360</b>		<b>\$62,514</b>		<b>\$68,739</b>	
<b>2017 Med Household Income</b>	<b>\$47,393</b>		<b>\$43,774</b>		<b>\$49,780</b>	
<b>2017 Occupied Housing</b>	<b>4,403</b>		<b>15,820</b>		<b>25,224</b>	
Owner Occupied	1,599	36.32%	7,609	48.10%	13,600	53.92%
Renter Occupied	2,804	63.68%	8,211	51.90%	11,624	46.08%
<b>2010 Housing Units</b>	<b>4,666</b>		<b>15,412</b>		<b>23,926</b>	
1 Unit	2,040	43.72%	9,024	58.55%	15,221	63.62%
2 - 4 Units	303	6.49%	1,113	7.22%	1,483	6.20%
5 - 19 Units	1,361	29.17%	3,141	20.38%	4,076	17.04%
20+ Units	962	20.62%	2,134	13.85%	3,146	13.15%
<b>2017 Housing Value</b>	<b>1,599</b>		<b>7,610</b>		<b>13,600</b>	
<\$100,000	452	28.27%	2,372	31.17%	3,680	27.06%
\$100,000 - \$200,000	778	48.66%	3,150	41.39%	5,796	42.62%
\$200,000 - \$300,000	145	9.07%	941	12.37%	2,077	15.27%
\$300,000 - \$400,000	156	9.76%	589	7.74%	1,028	7.56%
\$400,000 - \$500,000	26	1.63%	171	2.25%	335	2.46%
\$500,000 - \$1,000,000	42	2.63%	333	4.38%	586	4.31%
\$1,000,000+	0	0.00%	54	0.71%	98	0.72%
<b>2017 Median Home Value</b>	<b>\$144,665</b>		<b>\$145,492</b>		<b>\$153,830</b>	
<b>2017 Housing Units by Yr Built</b>	<b>4,789</b>		<b>17,016</b>		<b>26,866</b>	
Built 2010+	729	15.22%	2,628	15.44%	4,115	15.32%
Built 2000 - 2010	1,063	22.20%	3,296	19.37%	5,635	20.97%
Built 1990 - 1999	372	7.77%	2,045	12.02%	3,590	13.36%
Built 1980 - 1989	773	16.14%	2,564	15.07%	4,277	15.92%
Built 1970 - 1979	991	20.69%	3,347	19.67%	5,246	19.53%
Built 1960 - 1969	625	13.05%	1,804	10.60%	2,409	8.97%
Built 1950 - 1959	172	3.59%	683	4.01%	824	3.07%
Built <1949	64	1.34%	649	3.81%	770	2.87%
<b>2017 Median Year Built</b>	<b>1986</b>		<b>1987</b>		<b>1989</b>	

# Traffic Count Report

## Texas Tower

1110 N Loop 336 W, Conroe, TX 77301

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **33,698 SF**  
 Typical Floor: **6,740 SF**  
 Total Available: **4,992 SF**  
 % Leased: **85.19%**  
 Rent/SF/Yr: **\$17.27**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Loop 336	Plantation Dr	0.05 W	2016	34,000	MPSI	.05
2 State Loop 336	Plantation Dr	0.00	2010	36,177	MPSI	.08
3 Plantation Dr	State Loop 336	0.03 N	2010	4,569	MPSI	.10
4 Plantation Dr	N Loop 336	0.03 N	2016	3,270	MPSI	.10
5 Timberlane St		0.00	2016	1,060	MPSI	.17
6 Timberlane	Windswept Dr	0.03 N	2014	1,199	MPSI	.17
7 State Loop 336	I-45 N	0.03 W	2010	32,187	MPSI	.22
8 N Loop 336	I- 45 N	0.03 W	2016	25,451	MPSI	.22
9 N Frazier St	State Loop 336	0.07 N	2010	17,422	MPSI	.35
10 N Frazier St	N Loop 336	0.07 N	2016	14,258	MPSI	.35