

Demographic Summary Report

Conroe Professional Building

333 N Rivershire Dr, Conroe, TX 77304

Building Type: **Class C Office**
 Class: **C**
 RBA: **39,735 SF**
 Typical Floor: **19,687 SF**

Total Available: **22,380 SF**
 % Leased: **43.68%**
 Rent/SF/Yr: **\$24.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	14,541	62,265	120,980
2020 Estimate	12,669	54,456	104,929
2010 Census	8,663	38,921	67,842
Growth 2020 - 2025	14.78%	14.34%	15.30%
Growth 2010 - 2020	46.24%	39.91%	54.67%
2020 Population by Hispanic Origin	5,342	24,675	37,730
2020 Population	12,669	54,456	104,929
White	10,023 79.11%	44,005 80.81%	87,984 83.85%
Black	1,677 13.24%	6,889 12.65%	10,037 9.57%
Am. Indian & Alaskan	290 2.29%	1,102 2.02%	1,661 1.58%
Asian	395 3.12%	1,278 2.35%	3,099 2.95%
Hawaiian & Pacific Island	13 0.10%	53 0.10%	104 0.10%
Other	270 2.13%	1,130 2.08%	2,043 1.95%
U.S. Armed Forces	31	68	148
Households			
2025 Projection	5,374	21,123	42,496
2020 Estimate	4,692	18,500	36,918
2010 Census	3,239	13,226	23,957
Growth 2020 - 2025	14.54%	14.18%	15.11%
Growth 2010 - 2020	44.86%	39.88%	54.10%
Owner Occupied	1,380 29.41%	9,246 49.98%	21,985 59.55%
Renter Occupied	3,311 70.57%	9,254 50.02%	14,933 40.45%
2020 Households by HH Income	4,693	18,500	36,919
Income: <\$25,000	1,334 28.43%	4,174 22.56%	6,390 17.31%
Income: \$25,000 - \$50,000	1,378 29.36%	5,125 27.70%	8,382 22.70%
Income: \$50,000 - \$75,000	658 14.02%	3,211 17.36%	6,128 16.60%
Income: \$75,000 - \$100,000	663 14.13%	2,334 12.62%	4,820 13.06%
Income: \$100,000 - \$125,000	130 2.77%	1,323 7.15%	3,303 8.95%
Income: \$125,000 - \$150,000	176 3.75%	693 3.75%	2,216 6.00%
Income: \$150,000 - \$200,000	158 3.37%	550 2.97%	2,581 6.99%
Income: \$200,000+	196 4.18%	1,090 5.89%	3,099 8.39%
2020 Avg Household Income	\$62,523	\$71,950	\$89,329
2020 Med Household Income	\$41,819	\$49,812	\$63,199