

CONROE, TX MARKET SUMMARY

Overview

With a current population of 115,513, Conroe saw a 60% population growth between 2010–2020 and an approximate 30% growth since the 2020 census.

The primary industries in Conroe are advanced manufacturing (Borden), energy services (ProDirectional), distribution and logistics (FedEx), life sciences, (Stericycle) and professional and business services (entergy).

Market Snapshot

Metric	Conroe, TX	National Average
Median Age	33.9 years old	39.1 years old
Median Household Income	\$77,984	\$83,730
Homeownership	58%	65%
Median Property Value	\$283,100	\$303,400
High School Graduates	87.8%	89.4%
Civilian Labor Force Participation	65.7%	63.0%
Population Growth	5.39% annually	

Why We Like This Area

- 30% population growth since 2020
- 111.6% home price growth and 97.08% rent growth in last decade
- 1.8 million potential employees within a 40 mile radius and 65% of the workforce is white collar, above the national average.
- Unemployment at 3.8% at end of 2025 versus 4.4% nationwide

Sample Property Analysis*

Property Data	
Purchase Price	\$312,900
Bed	4
Bath	2
Garage	2
Sq Ft	1,658
Year Built	June 2024

Cash Flow Information		
Metric	Monthly	Annually
Net Operating Income (NOI)	\$1,392.28	\$16,707.36
Principal & Interest Payment	\$1,148.93	\$13,787.16
Total Cash Flow	\$243.35	\$2,920.20

Return on Investment	
Year 1 Cash-On-Cash	4.45%
Year 1 Cap Rate	5.34%
Year 1 ROI w/ Tax Offset	9.07%
10 Year Appreciation Percentage for Market (per BestPlaces.net)	111.60%
Yearly Appreciation Average Last 10 Years	7.78%
Year 1 ROI with Avg Appreciation	46.18%
Total Year 1 ROI w/ Loan Paydown	46.18%

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