



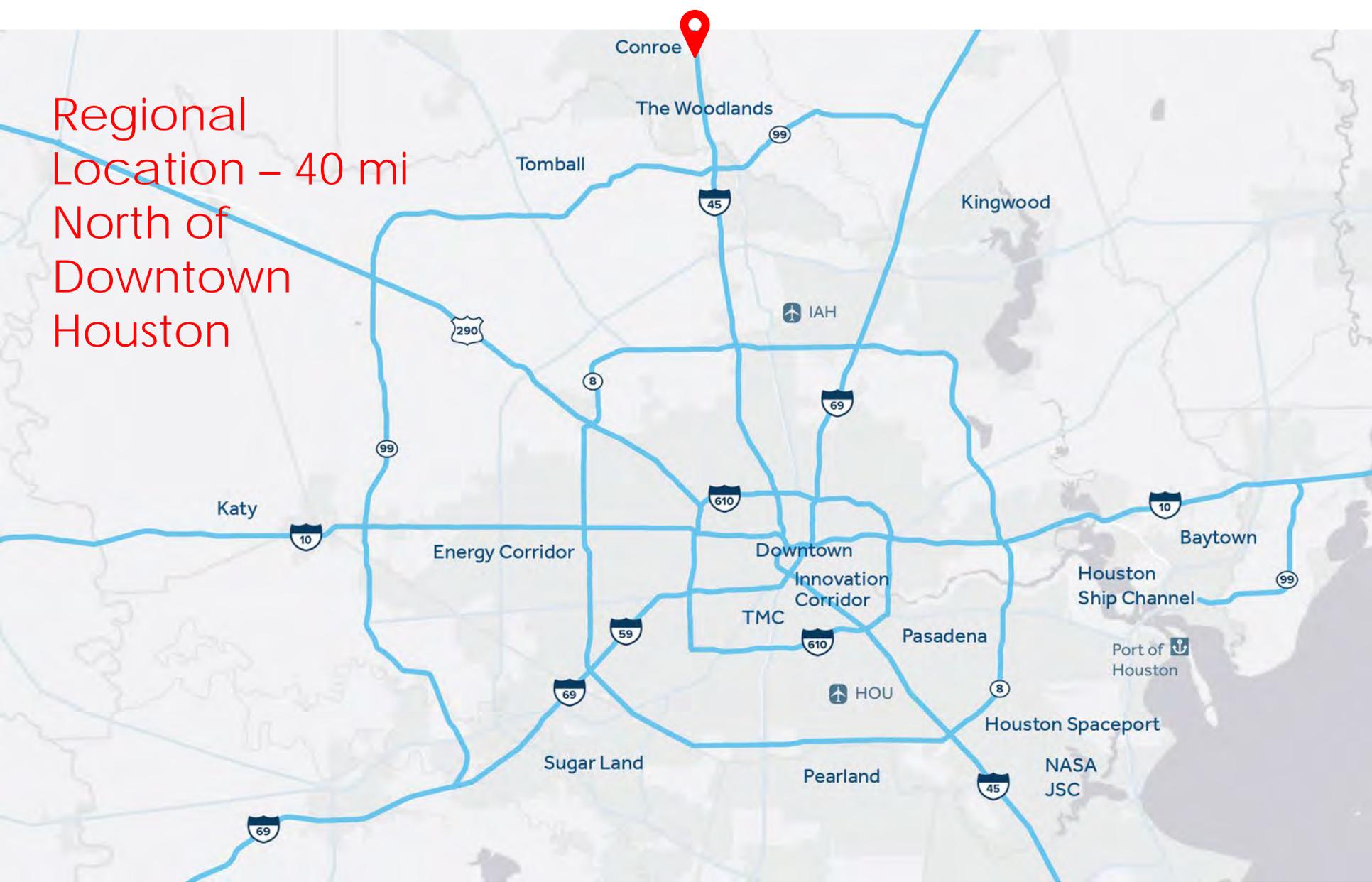
Presentation to Gulf Coast Economic Development District

October 2, 2020

www.ConroeEDC.org



Regional
Location – 40 mi
North of
Downtown
Houston

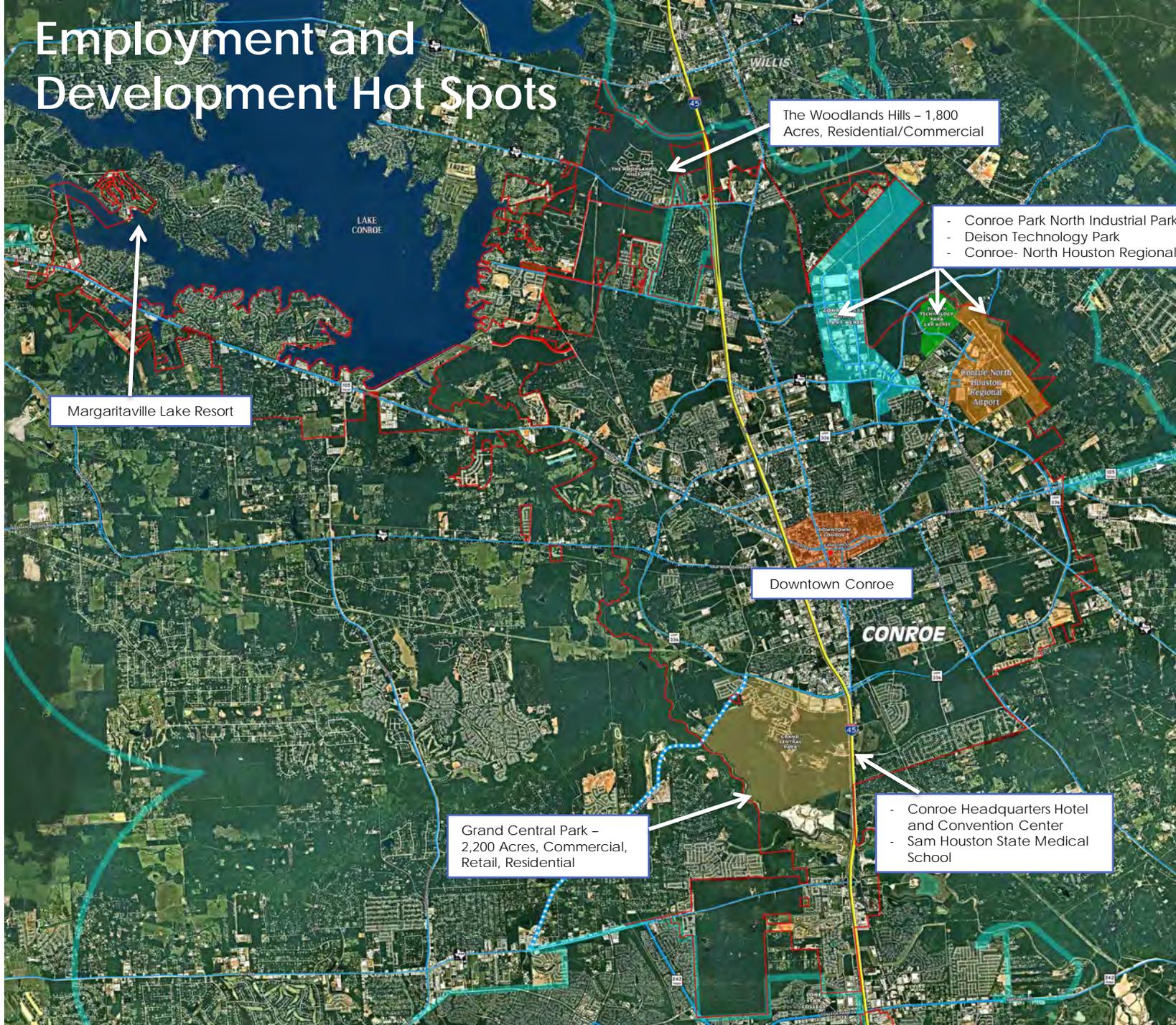


Conroe by the Numbers

- **Total Population: 91,079**
(US Census 2019)
- **Population growth 2010-2019:
39.3%**
- **9th Fastest-Growing City in the US**
(US Census Bureau 2019)
- **Median age: 33**
- **33.42% Associates degree or
higher**
- **43,589 labor force (1M in 30-mile
radius)**



Employment and Development Hot Spots



Margaritaville Lake Resort

The Woodlands Hills – 1,800 Acres, Residential/Commercial

- Conroe Park North Industrial Park
- Deison Technology Park
- Conroe- North Houston Regional Airport

Downtown Conroe

Grand Central Park – 2,200 Acres, Commercial, Retail, Residential

- Conroe Headquarters Hotel and Convention Center
- Sam Houston State Medical School

Sam Houston State University College of Osteopathic Medicine



Current Major Life Science Employers in Conroe

HCA  **Houston
HealthcareSM**
Conroe

 **CANTEL MEDICAL**

MCKESSON

 **Stericycle[®]**


CEDC
CONROE ECONOMIC DEVELOPMENT COUNCIL

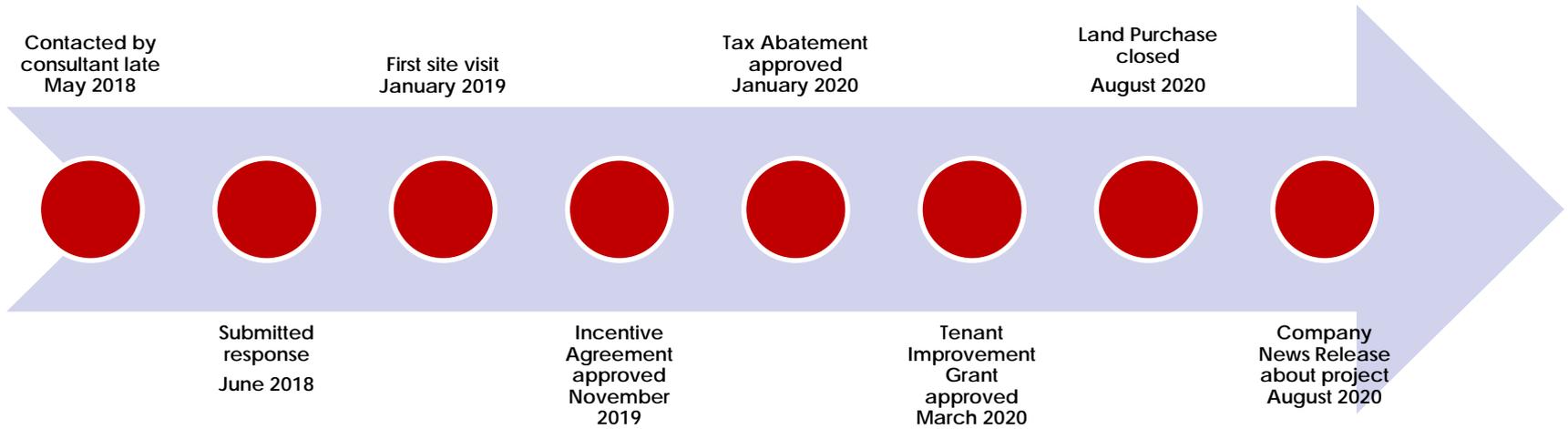
About VGXI, Inc.

- Founded in 1997; an industry leader in developing DNA vaccines for deadly viruses such as Zika, Ebola and MERS
- Wholly owned manufacturing subsidiary of GeneOne Life Science, Inc.
- Largest pure-play cGMP DNA plasmid manufacturing facility in the world
- Currently located in The Woodlands, TX
- Needed expansion to increase capacity by 500%; no room to grow in current location



*“Demand for high quality and reliable plasmid manufacturing services has increased dramatically as DNA immunotherapy and gene therapies demonstrate success in clinical studies. **The established site for our new facility and multi-phase expansion strategy enables VGXI to continue to grow and support the success of our clients’ products as these industries mature.**” – VGXI CEO*
Young Park

Project Dolphin



Deison Technology Park

- 248 acres with park-like amenities (hike & bike trails and water features)
- Concrete streets and modern-look signage and lighting in place throughout
- Beautiful wooded campus-like setting
- All underground infrastructure in place
 - City water and sewer
 - Electric
 - Natural gas
 - Fiber
- Protected by Covenants and Restrictions





QUALITY....IT'S IN OUR DNA™

- Purchased 21.671 acres of land; ROFR on an additional 21.52 acres
- Site will serve as both HQ and manufacturing facility
- 240,000 SF facility
- 70 employees to approximately 150 in three to five years
- Capital investment of ~\$80 million with an annual payroll approaching \$10 million
- Substantial completion Q32021; operational January 2022



© 2020 Google







Danielle Scheiner
Executive Director
scheiner@ConroeEDC.org

ConroeEDC.org



Greater Conroe Economic Development Council



Conroe EDC



Greater Conroe Economic Development Council