



# Economic Overview

# About

Montgomery County is one of the fastest-growing counties in the nation and East Montgomery County (EMC) is no exception. Building on a foundation of hometown values and community pride, EMC is home to award-winning master-planned communities and the most visited open-air shopping center in the Houston MSA. This combined with quality education and healthcare, EMC continues to grow residentially and commercially with unlimited potential and opportunity.

East Montgomery County is an unincorporated region with a few cities within. It is best described using two areas, EMC Proper and Greater EMC. EMC Proper is a 158-square-mile area with more than 80,000 residents. It is defined and served by the East Montgomery County Improvement District (EMCID) with specific boundaries mostly within the New Caney & Splendora Independent School Districts. These include Porter, New Caney, Splendora, Patton Village, Roman Forest, Woodbranch Village, and a portion of Kingwood.

The Greater EMC region is the area served by the Greater EMC Chamber (GEMCC). It includes EMC Proper, Kingwood, and portions of Spring and Conroe.



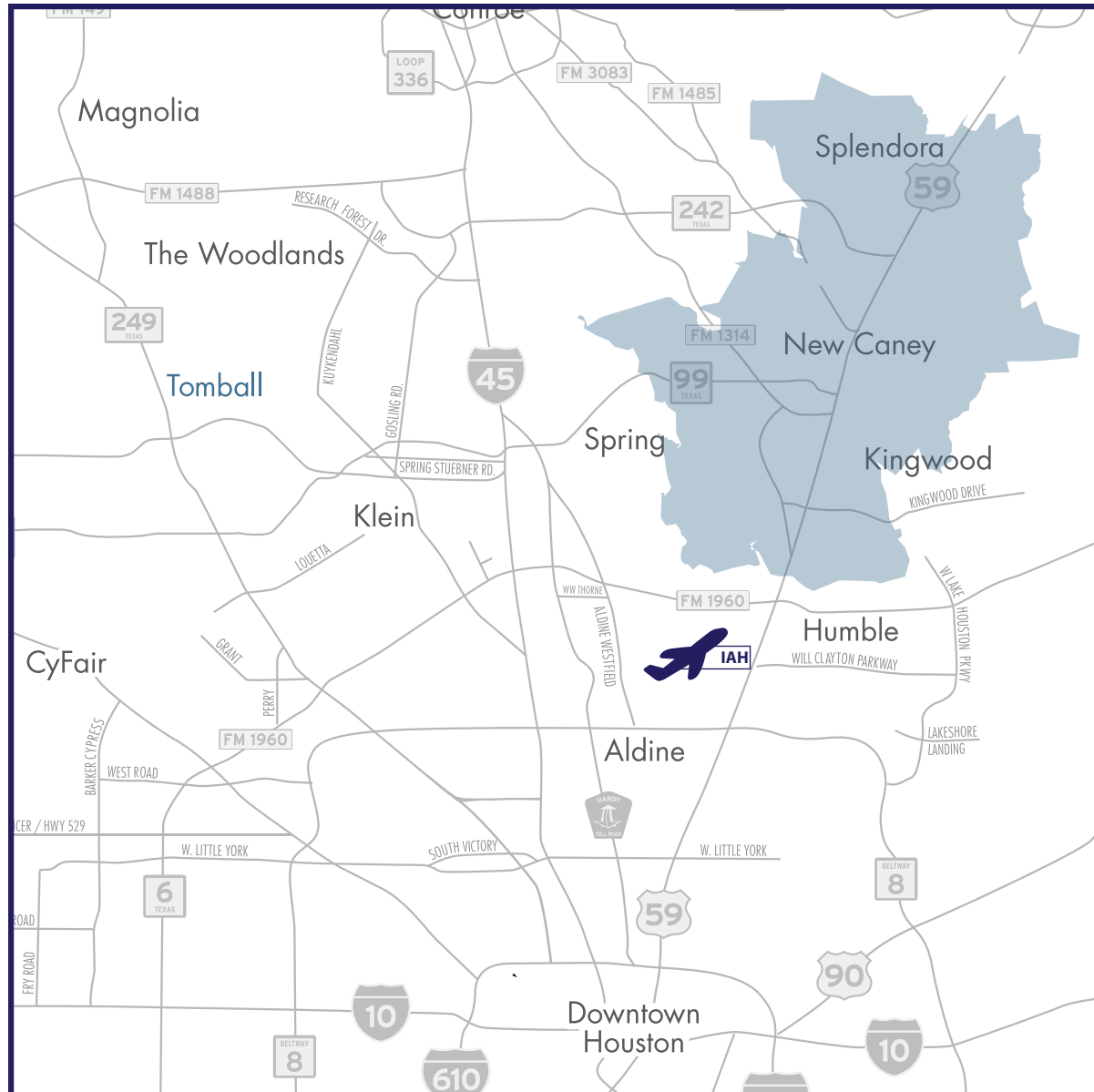


# Location

## EDP ZIP CODES

77339	77365
77357	77372

Located just north of Bush Intercontinental Airport (IAH) and Houston, the East Montgomery County area includes eight distinct communities often referred to as simply "East County". While most of the area is unincorporated, a good portion of the area falls within the extraterritorial jurisdiction of the City of Houston. The remaining area falls under the jurisdiction of Montgomery County concerning permits and ordinances except the four incorporated cities.



# Population and Demographics

## POPULATION



**91,246**  
Population

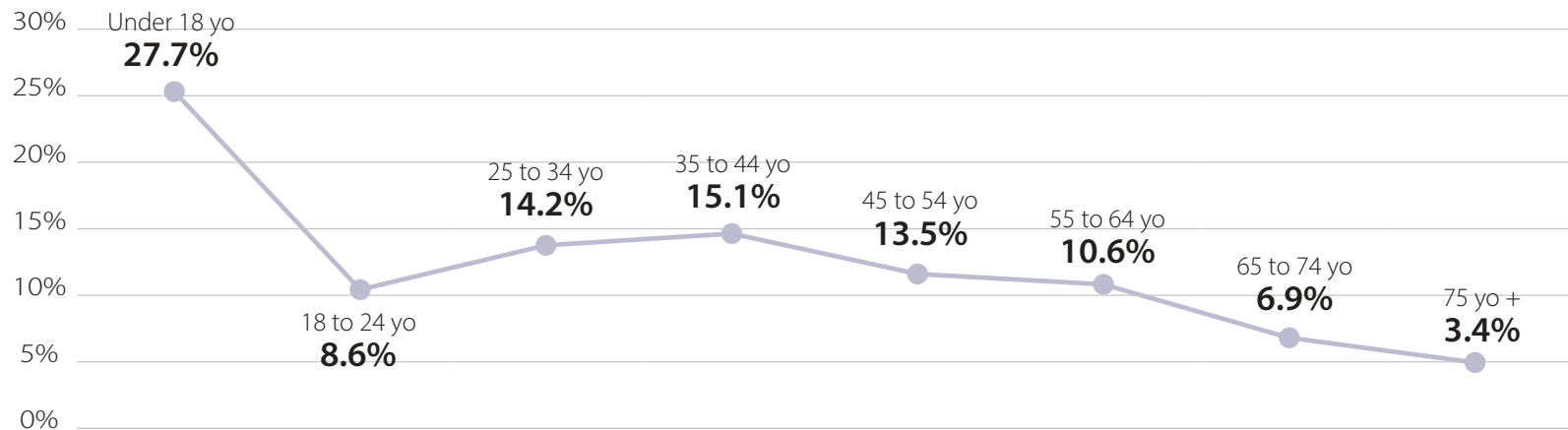


**35.5**  
Median Age



**17.4%**  
Foreign Born

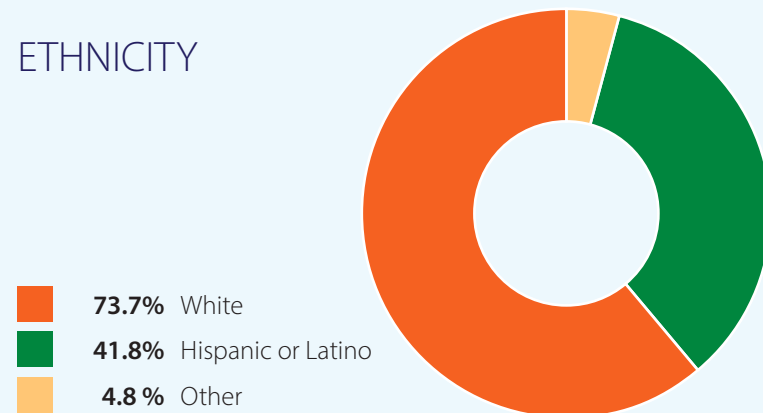
## AGE



## RACE



## ETHNICITY



# Economic Indicators

## KEY FACTS



**\$212,901**

Median House Value



**86.5%**

Veteran Labor Force Participation/ 18-64



**80.1%**

Prime Age Labor Force/ 25-54

## BUSINESS



**5,369**

Total Businesses



**26,936**

Total Employees



**4.4%**

Unemployment Rate

## INCOME



**\$74,427**

Median Household Income



**\$38,813**

Per Capita Income



**\$63,315**

Annual Average Salary

## EDUCATION



**31.1%**

High School Graduate



**24.1%**

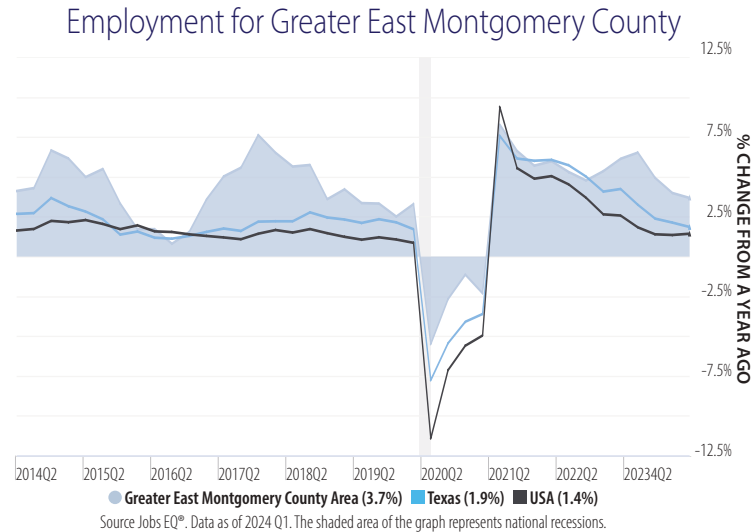
Some College



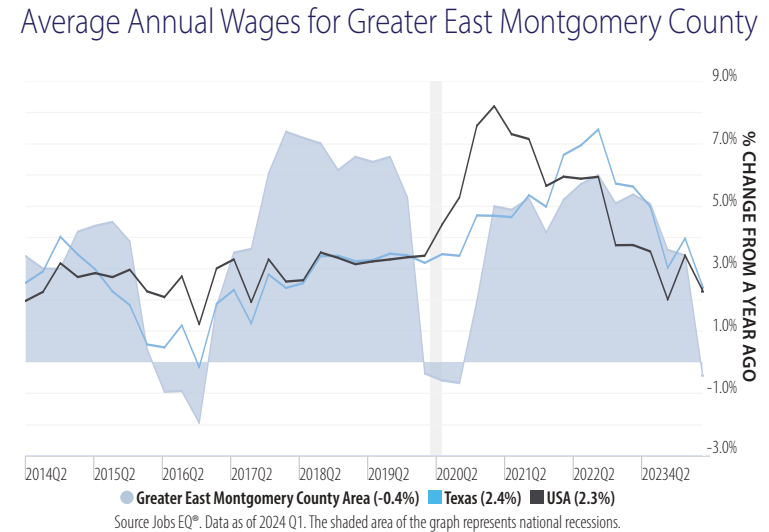
**15.0%**

Bachelors Degree

# Wage Trends



As of 2024Q1, total employment for Greater East Montgomery County was 26,936 (based on a four-quarter moving average). Over the year ending 2024Q1, employment increased 3.7% in the region.



The average worker in Greater East Montgomery County earned annual wages of \$63,315 as of 2024Q1. Average annual wages per worker decreased 0.4% in the region over the preceding four quarters. For comparison purposes, annual average wages were \$70,857 in the nation as of 2024Q1.

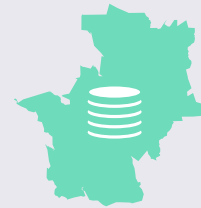
## 2024Q1 WORKFORCE ANALYSIS



**26,936**  
Total  
Employment



**-0.4%**  
Average Annual Wage  
decreased



**\$63,315**  
Average  
Annual Wage



**\$70,857**  
National Average  
Annual Wage

# Cost of Living Index

The Cost of Living Index estimates the relative price levels for consumer goods and services. When applied to wages and salaries, the result is a measure of relative purchasing power. The cost of living is 3.2% lower in Greater East Montgomery County than the U.S. average.

## COST OF LIVING INFORMATION

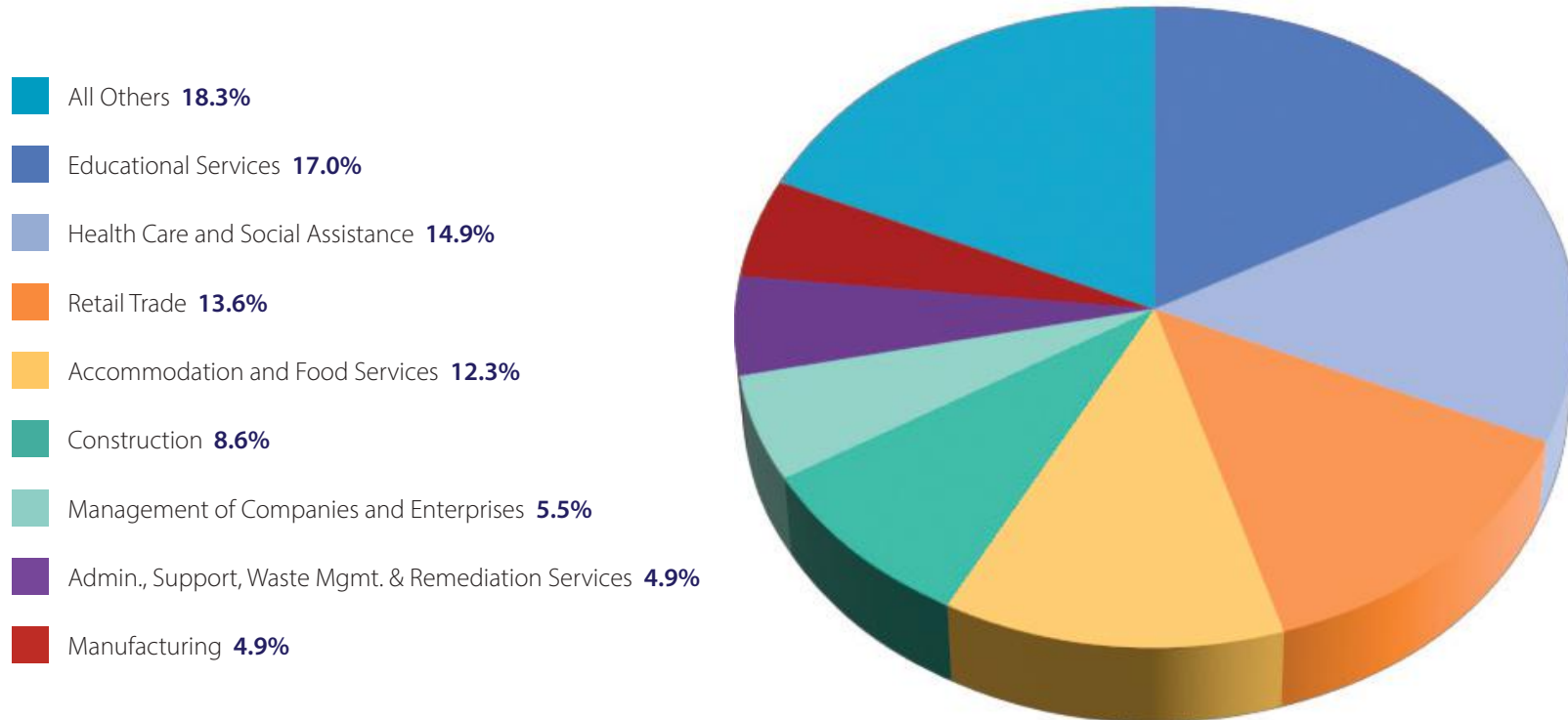
	Annual Average Salary	Cost of Living Index (Base US)	US Purchasing Power
Greater East Montgomery County	\$63,315	96.8	\$65,405
Texas	\$70,292	94.0	\$74,768
USA	\$70,857	100.0	\$70,857

Source: JobsEQ® • Data as of 2024Q1 • Cost of Living per COLI, data as of 2023Q3, imputed by Chmura where necessary.



# Industry Snapshot

## EMPLOYMENT SHARE BY INDUSTRY SECTORS



## PROJECTED ANNUAL GROWTH

Over the next year, employment in Greater East Montgomery County is projected to expand by 809 jobs. The fastest growing sector in the region is expected to be Management of Companies and Enterprises with a +3.6% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+139 jobs), Educational Services (+117), and Accommodation and Food Services (+100).

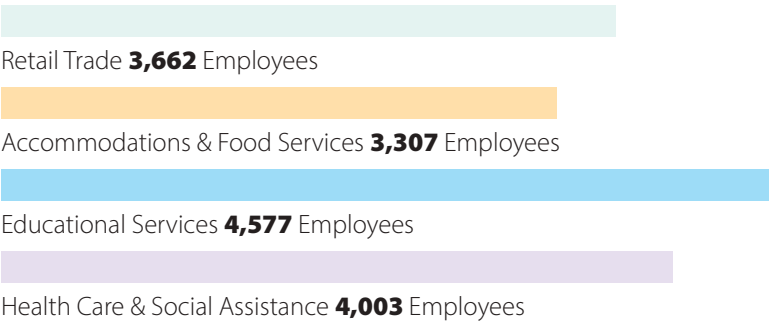
Employment in Greater East Montgomery County is projected to expand by **2,362** jobs.

**+3.6% Year-Over-Year**  
Management of Companies and Enterprises are the fastest growing sectors in the region.



# Top Industries

The largest major occupation group in Greater East Montgomery County is Food Preparation and Serving Related Occupations, employing 3,359 workers. The next-largest occupation groups in the region are Educational Instruction and Library Occupations (3,183 workers) and Office and Administrative Support Occupations (2,976). High location quotients (LQs) indicate occupation groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Educational Instruction and Library Occupations (LQ = 2.20), Food Preparation and Serving Related Occupations (1.54), and Construction and Extraction Occupations (1.35).



As of August 2024, there are **26** Fortune 500 companies headquartered in the Houston metro area, making Houston the third-ranked metro area in the United States for Fortune 500 headquarters:

- |                                 |                          |
|---------------------------------|--------------------------|
| 1. APA                          | 14. Kinder Morgan        |
| 2. Baker Hughes                 | 15. Marathon Oil         |
| 3. CenterPoint Energy           | 16. NRG Energy           |
| 4. Cheniere Energy              | 17. Occidental Petroleum |
| 5. Conoco Phillips              | 18. Par Pacific Holdings |
| 6. Coterra Energy               | 19. Phillips 66          |
| 7. Enterprise Products Partners | 20. Plains GP Holdings   |
| 8. EOG Resources                | 21. Quanta Services      |
| 9. ExxonMobil                   | 22. Southwestern Energy  |
| 10. Group 1 Automotive          | 23. Sysco                |
| 11. Halliburton                 | 24. Targa Resources      |
| 12. Hewlett Packard Enterprise  | 25. Waste Management     |
| 13. Huntsman                    | 26. Westlake             |

## TOP EMPLOYERS

- |                                   |                              |
|-----------------------------------|------------------------------|
| • New Caney ISD                   | • Walmart Supercenters       |
| • Insperity                       | • Kennedy Fabricating        |
| • HCA Houston Healthcare Kingwood | • Lowe’s Distribution Center |
| • Walmart Distribution Center     | • H-E-B                      |
| • Splendora ISD                   | • Amazon                     |



# Quality of Life

The landscape of Greater East Montgomery County has changed significantly over the last decade. There are more options to shop, dine, work, play, and live than ever before, and there are more coming. More important, is the quality of these options. Great care is taken when it comes to economic development and community development. It's not about how much. It's about how nice for the community now and future generations.



## Education and Employment Growth

Expected growth rates for occupations vary by the education and training required. While all employment in Greater East Montgomery County is projected to grow 3.0% over the next ten years, occupations typically requiring a postgraduate degree are expected to grow 3.3% per year, those requiring a bachelor's degree are forecast to grow 3.2% per year, and occupations typically needing a 2-year degree or certificate are expected to grow 3.4% per year.



**3.0%**

Employment Growth  
Annually



**3.4%**

Occupations requiring  
Associate Degree



**3.2%**

Occupations requiring  
Bachelors Degree



**3.3%**

Occupations requiring  
Postgraduate Degree





Lone Star College (LSC) proudly enrolls over 90,000 students each semester, offering exceptional academic transfer and career training education at an affordable cost. Positioned as a leader in higher education in the Houston area, Lone Star College is committed to preparing the workforce of tomorrow while redefining the community college experience to foster student success.

Under the leadership of Mario K. Castillo, J.D., as Chancellor, LSC stands as the largest institution of its kind in Houston. Recognized as a 2024 Great Colleges to Work For® institution by the Chronicle of Higher Education, Lone Star College exemplifies dedication to its students and faculty alike.

Comprising eight colleges, seven centers, eight Workforce Centers of Excellence and Lone Star Corporate College, Lone Star College provides a diverse range of educational opportunities tailored to meet the needs of its vibrant community. Whether pursuing academic transfer programs or specialized career training, students benefit from a supportive environment designed to propel them toward their goals.

To discover more about how Lone Star College is shaping futures through accessible, high-quality education, visit [LoneStar.edu](https://lonestar.edu). Join a community committed to academic excellence and student achievement at Lone Star College.

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