

# Central Alberta Geographic Overview



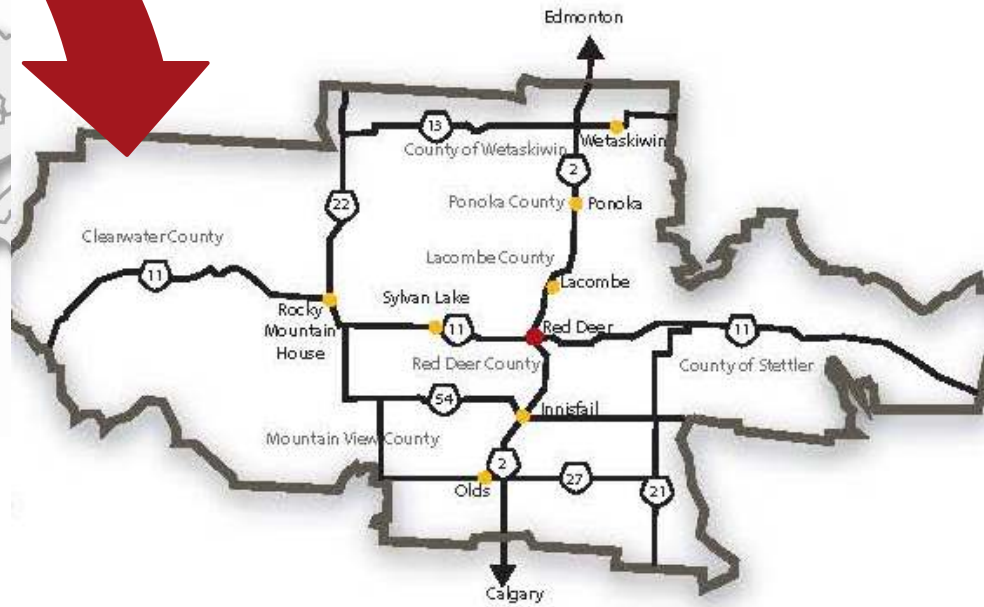
**CENTRAL ALBERTA**  
access prosperity



**Central Alberta:  
the opportunity  
to build, grow  
and prosper**

# The entire world is just minutes away

- Access to an immediate trade area of more than 300,000 people
- Distribution capability to over 2.4 million people within a two-hour drive
- From Central Alberta, tap into the Western Canadian and U.S. Pacific Northwest markets of over 15 million people
- Located along one of the busiest transportation routes in Canada
- Abundant land & resources
- Well maintained infrastructure



Central Alberta: Population 310,000+

Locate centrally between Alberta's two largest cities



- Set conveniently between Calgary and Edmonton, Central Alberta is nestled in rolling hills that are home to big oil, grain and cattle production
- Canada is rated the #1 place to do business in the G7 for the next five years. And Alberta has the highest economic productivity within Canada
- Drawing on natural resources and a strong work ethic, we are poised to help grow your business.

# Access to Markets

- Central Alberta's transportation infrastructure is capable of 24-hour delivery of service to all of Western Canada and the U.S. Pacific Northwest
- High quality roads make it easy to access any community in the region; the Queen Elizabeth II, a four-lane divided commercial highway, runs between Edmonton and Calgary and links the Alaska Dempster Highway to U.S. Interstate I-15
- Immediate access to two of the top ten busiest international airports in Canada and several regional airports, Central Alberta offers passenger, charter and air cargo service
- Two, class 1 transcontinental railways, Canadian Pacific Railway and Canadian National, offer convenient rail car access to U.S. rail networks



# Central Alberta Key Industries

- Oil & Gas Servicing
- Manufacturing
- Transportation & Logistics
- Agriculture & Agri-Foods Processing



# CHOOSE CENTRAL ALBERTA

Operate in a cost-effective environment

<b>3%</b>	<b>10%</b>	<b>0%</b>	<b>0%</b>
Small Business Income Tax Rate	Corporate Tax Rate	Payroll Tax	Machinery & Equipment Tax

- Montreal's mill-rate is **twice** that of Central Alberta's
- Alberta's provincial tax rate is 10%, compared to Montreal and Vancouver at 11%



# Red Deer - the Heart of Central Alberta

- Largest city in Central Alberta
  - Population of over 97,000
- Commercial & industrial hub
- Median age is 34 years old
- Labour participation rate of over 74%
- No business taxes
- 6<sup>th</sup> most entrepreneurial city in Canada
- 8.8% population growth in the past 5 years



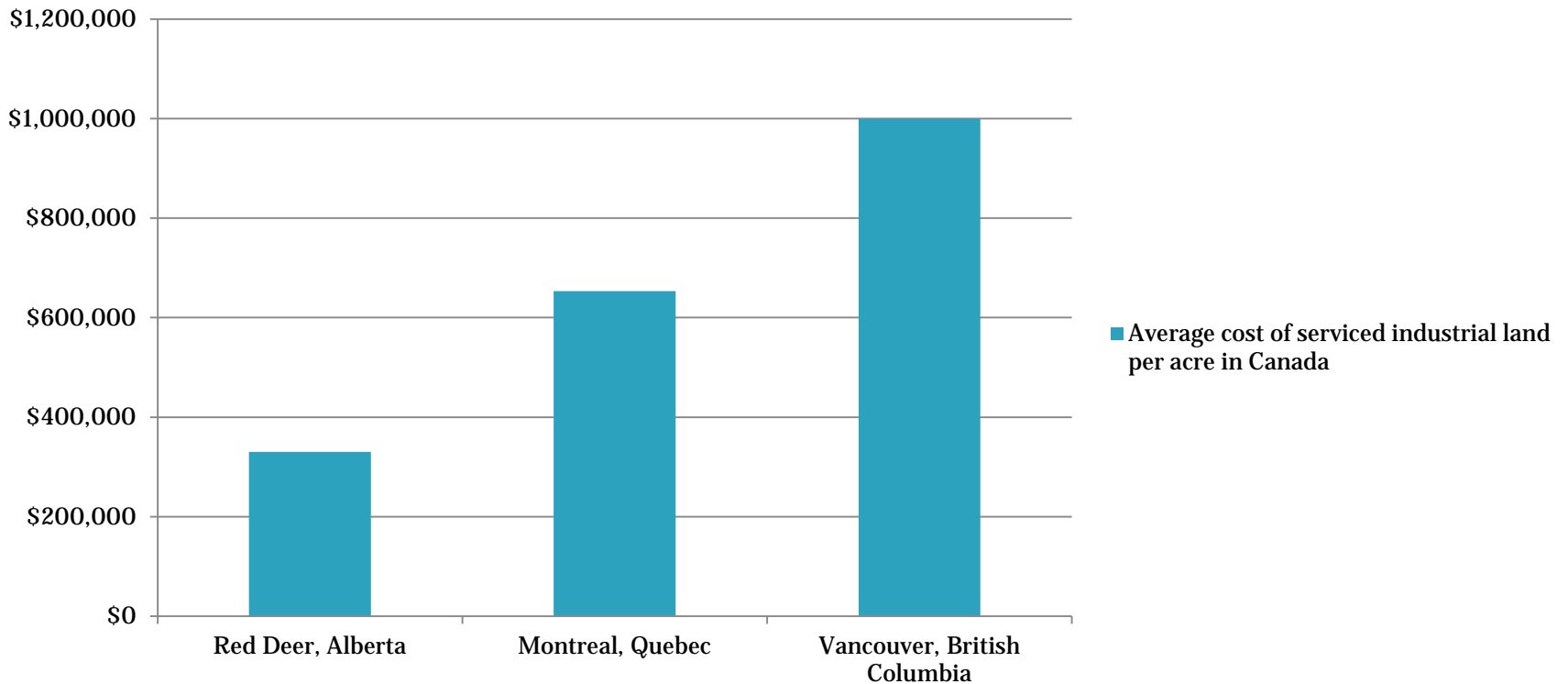
# Manufacturing in Red Deer

- Over 250 manufacturers in the Red Deer area
  - Virtually every component used in the oil and gas industry is manufactured here
- Leaders in supplying metal fabrication, petrochemicals and drilling equipment
- Annual sales of Red Deer manufacturers average over \$5 billion
  - Chemical and petroleum manufacturing sales total \$3.4 billion annually
  - Food and beverage sales average \$612 million annually
  - Primary metal fabrication average \$438 million annually
  - Machinery production average \$313 million annually



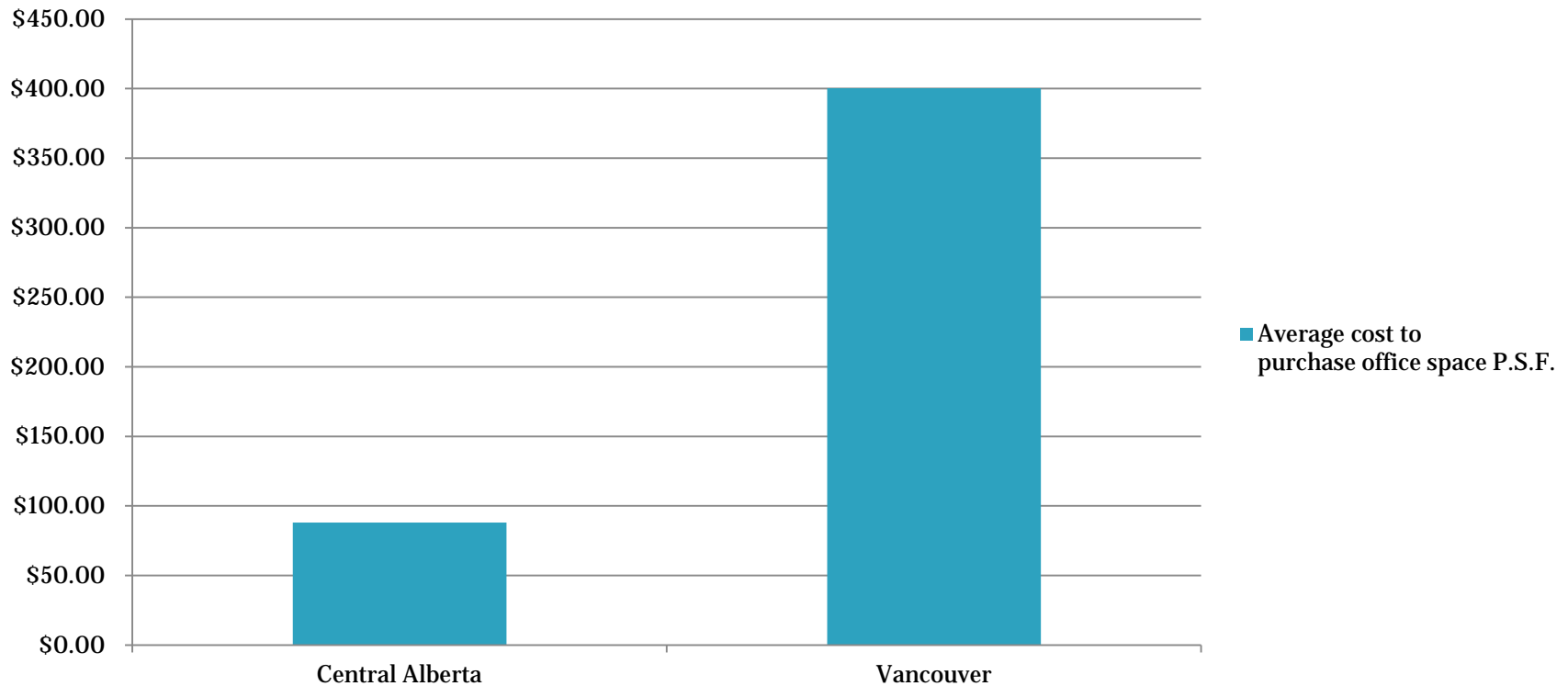
# Land Cost Comparisons - Canada

## Average cost of serviced industrial land per acre in Canada



# Purchasing Office Space

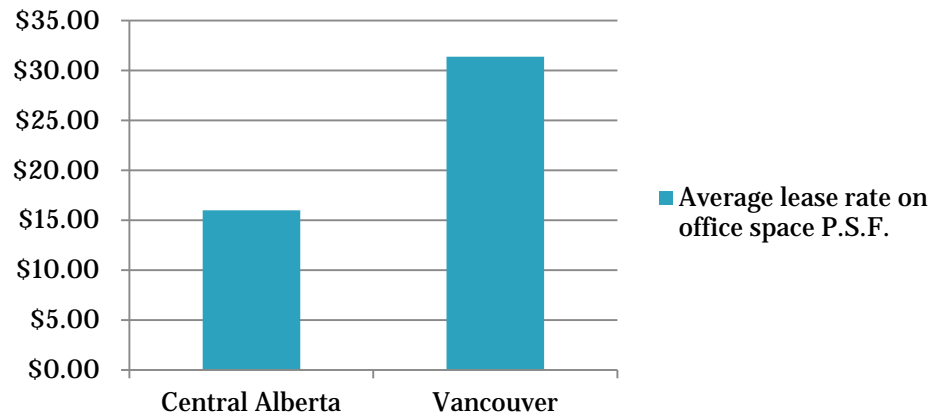
## Average cost to purchase office space P.S.F.



# Leasing Office Space

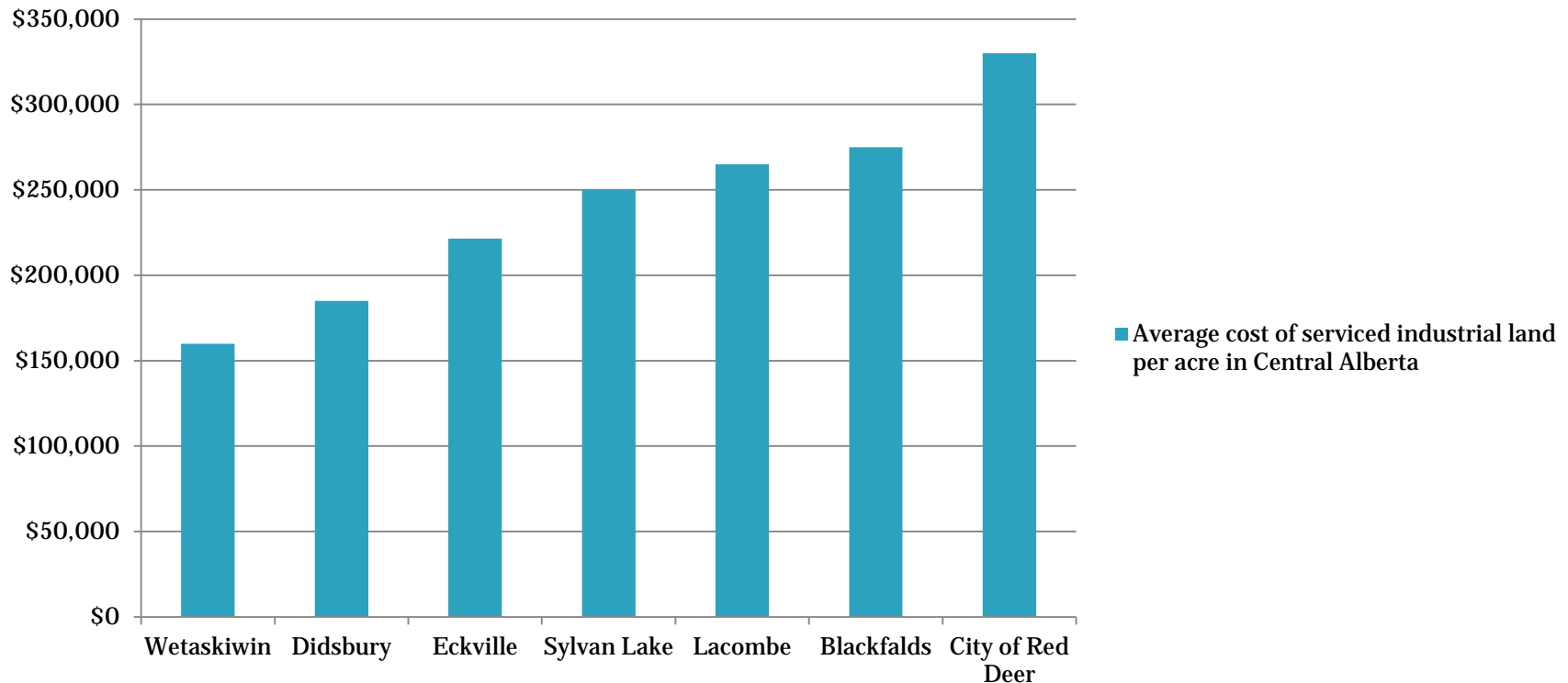
- Vancouver's lease rate on office space is **twice** that of Central Alberta's.

**Average lease rate on office space P.S.F.**



# Land Cost Comparisons - Central Alberta

**Average cost of serviced industrial land  
per acre in Central Alberta**



# **Central Alberta is a place where business booms, life is good and great things happen!**

Contact us today to explore the possibilities:

*Central Alberta: Access Prosperity*

100 College Blvd., Box 5005

Red Deer, Alberta, Canada T4N 5H5

[www.accessprosperity.ca](http://www.accessprosperity.ca)

[info@accessprosperity.ca](mailto:info@accessprosperity.ca)

1.403.356.4935