



Railway Junction

Room for **opportunity**. Room for **growth**.



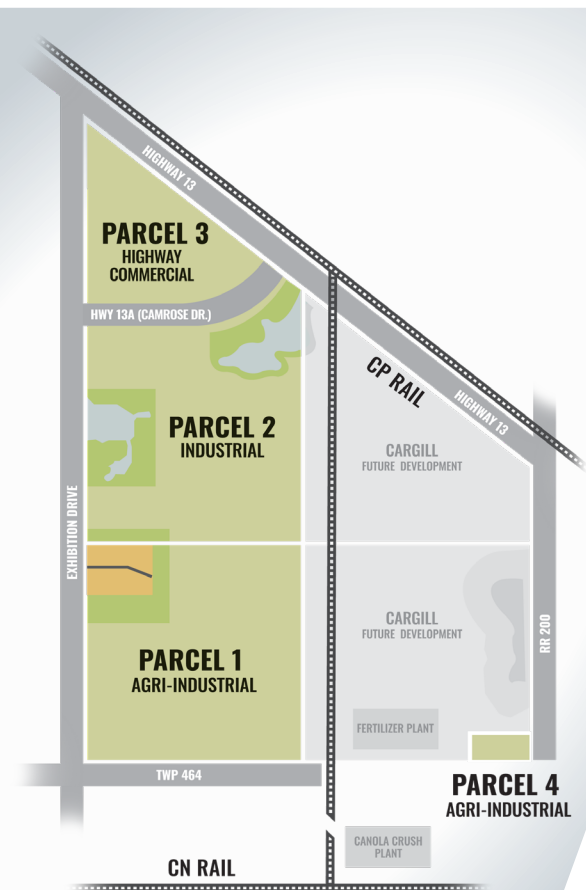
A New Greenfield Industrial Park in Camrose

Highlight Points

- Variety of sites available - options for larger parcels (up to 120 ha/ 300 ac)
- Suitable for ag processing, manufacturing and highway commercial
- Flexible servicing options – ranging from fully serviced to rural development standards
- Adjacent to existing large-scale processor
- Two development areas with potential for dedicated rail spur



→ Site Location & Transportation Network



Railway Junction Area:

- 266 ha/657 ac total base land
- 100 ha/247 ac taken by ag processor
- 166 ha/410 ac (62%) still available



Road Network:

- 1-hour drive time to Edmonton
- 45 minutes to Edmonton International Airport
- 3-hour drive time to Calgary

Access to North American rail network:

- East and west coast ports including Prince Rupert and Vancouver
- US including the Midwest and Gulf Coast and Mexico
- Proximity advantage to western ports / Asia for value-add ag products versus other western Canadian Provinces.



→ Competitive Advantages

Railway Junction Area

A competitive analysis by third party consultants of Railway Junction versus 4 other urban and 4 rural-based larger-scale industrial parks in the Edmonton, Red Deer and Calgary regions indicates the following advantages:

- Rail Link
 - Only site with the potential of being serviced by both major railways
- Land Base
 - City section has 3.2x more developable land than average urban comparators
 - County section in line with rural comparators
- Competitive Price
 - ~35-60% below comparator prices (fully serviced, depending on section)
 - Lower if privately serviced (~\$8,100/ha / \$20,000/ac)
 - Only site offering unserviced lots, resulting in greater affordability and flexibility
- Existing Activity
 - Major Ag processor adjacent with potential for utility tie-ins and synergies
- Competitive Utilities
 - Water, gas and power
 - Battle River Power Cooperative / County - potential long-term power savings if covering construction



Ease of Doing Business

EFFICIENT APPROVAL PROCESS



Fast Approval Timelines

(Average of 1-3 weeks per Development Permit, approved use, complete application)

DEVELOPMENT FEES



Competitive Development Permit & Construction Permit Costs

TAXES



Competitive Property Taxes and Offsite Levies

→ Agriculture Industrial Land



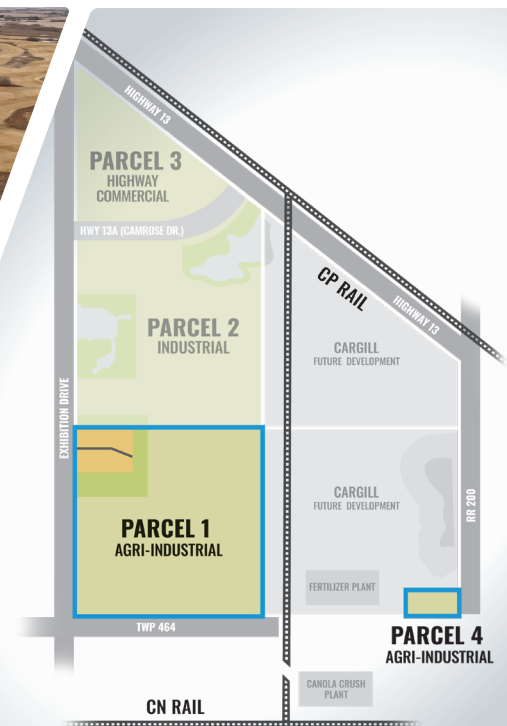
Site Characteristics

Parcel 1:

- 63 ha/156 ac parcel
- Subdividable to suit
- Located in Camrose County
- Agricultural Industrial District
- Flexible servicing options - rural development standard
 - private water (well) and septic service
- Off-site levies (\$28,740/ha / \$11,600/ac)

Parcel 4:

- 8.5 ha/21 ac
- 67,000 ft² / 6,220 m² building
- Municipal water



ESTIMATED PRICE
\$20,000+ / ac (\$8,100 / ha)
 (Negotiable / Private Owner)

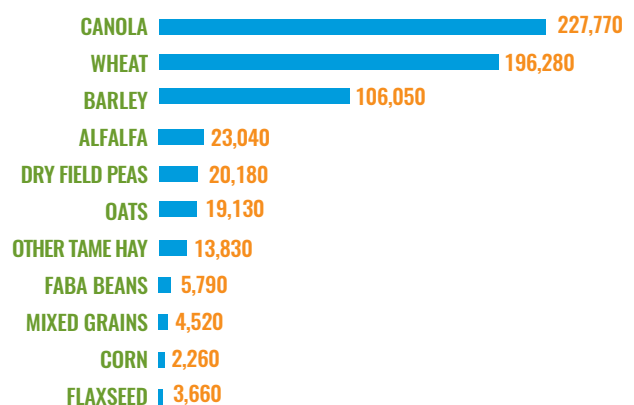
→ Value-Add Agriculture Opportunities in Region

In the Heartland of Agriculture Production...

Productive Base:

- Camrose County has over 623,000 acres in production, the highest of all rural comparators
- Variety of crops in production, including wheat, canola, barley, pulses, alfalfa, oats and other products
- Over 20,000 production acres dedicated to dry field peas in 2021 (and higher in previous years)
- Among the top 10 counties in terms of dry field pea acres outside of southern Alberta

CAMROSE COUNTY - PRODUCTION ACRES BY CROP



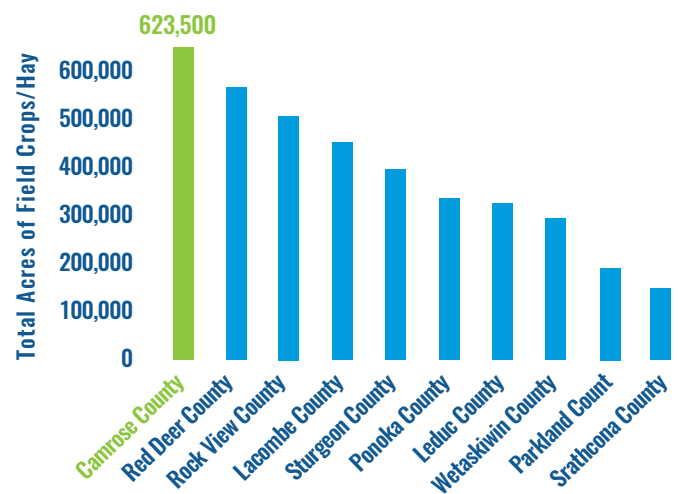
NUMBER OF ACRES



Protein Opportunities:

- Pea production in the county and broader region offers opportunities in plant-based protein production
- Processing of canola and pulses into protein concentrates and isolates can help supply growing global demand from food manufacturers
- The recently announced Alberta Agri-Processing Investment Tax Credit provides a 12% non-refundable tax credit for value-added agri-processing (minimum \$10 million investment)

**CAMROSE COUNTY - PRODUCTION ACRES
VERSUS COMPARATORS**



Camrose residents work in and live amongst agricultural production and appreciate the sector - 24% of the county labour force works directly in primary production, the highest proportion by far versus rural metro comparators.

Existing Agriculture Business Base:

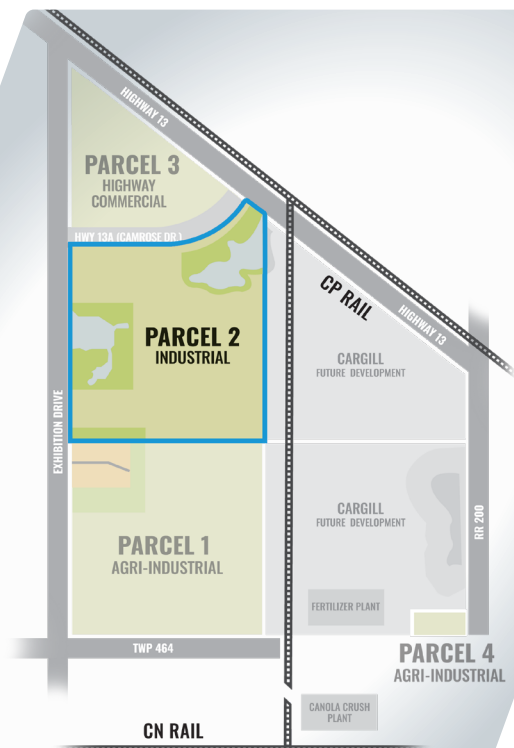
- Cargill Canola Crush Plant and Processing Facility and Fertilizer Plant
- Nutrien Fertilizer Facility
- Richardson Pioneer Terminal
- Machinery, equipment and service providers
- Camrose County Seed Cleaning Plant

Opportunities:

- Conventional processing
- Plant-based protein processing – dry or wet fractionation
- Grain handling and bulk storage of peas or other pulses
- Support services – fertilizers, other inputs, and technical services
- Ag machinery and equipment



Industrial Land



ESTIMATED PRICE

\$3.125M (whole site)
\$28,000+ /ac (110 ac developable)

*depending on servicing

Site Characteristics

- 62 ha / 152 ac
- Subdividable to suit
- Owned by the City of Camrose
- Future Zoning: Industrial
- Flexible Servicing Options
 - Full municipal services (potential) or rural development standard
 - Off-site levies (\$75,200/ha / \$30,400/ac)
- Currently accessible via Exhibition Drive
- Suitable for manufacturing – including ample laydown space

→ Manufacturing Opportunities in Region

Light & Medium Manufacturing

- Region is home to a number of manufacturing operations, including a major pipe and storage and handling equipment fabricators
- Appropriate Workforce:
 - 6% of the regional labour market engaged in manufacturing – above comparators
 - Good representation in professional / scientific (4%), transportation/warehousing (4%) and wholesale (3%)
- Mix of skilled and unskilled labour, many with farm backgrounds



+Rail-Linked Logistics

- Transportation – large supply of trucking services in the region
- Warehousing – ample space for storage, laydown
- Opportunity to connect to both national rail lines - opportunity for rail-based logistics / transloading
- Location immediately adjacent to Highway 13
- 12 km to Alberta's over-dimensional load corridor, closer than many comparator sites



Existing Manufacturing & Logistics Base:

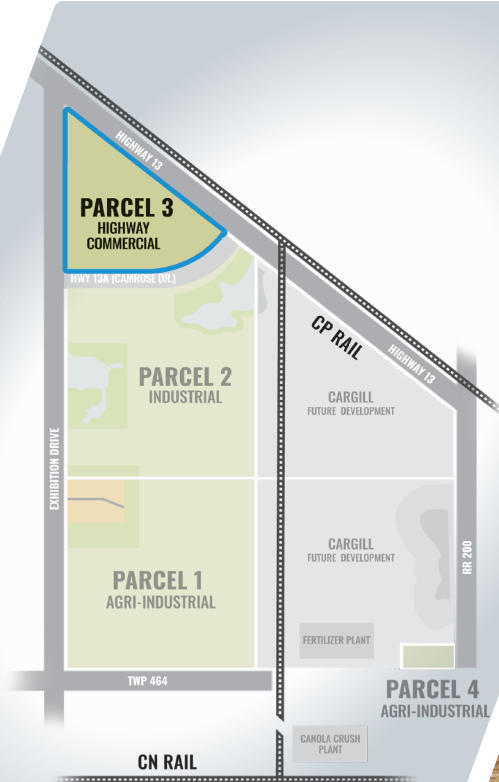
- Shawcor Pipe
- Meridian Manufacturing
- Evraz (OSM Tubular)
- Perma-Pipe
- Truck transport firms (general, agriculture)

Opportunities:

- Metal and wood products
- Plastics and rubber
- Chemical products and fertilizers
- Cement products
- Ag implements & processing components
- Related support services (logistics, storage, transportation)
- UAV/drones (proximity to local airport)



Highway Commercial Land



ESTIMATED PRICE
Negotiable / Private Owner

Site Characteristics

- 27 ha / 67 ac
- Subdividable to suit
- Located in the City of Camrose
- Future Zoning: Highway Commercial
- Full municipal services
- Offsite Levies (\$42,000-\$143,000/ha / \$17,000 - \$57,900/ac depending on servicing)
- Frontage to Highways 13 & 13A
 - 5000 daily vehicle movements
- Highway 13 access via Exhibition Drive
- Ample land for parking and service work



Highway Commercial Opportunities in Region

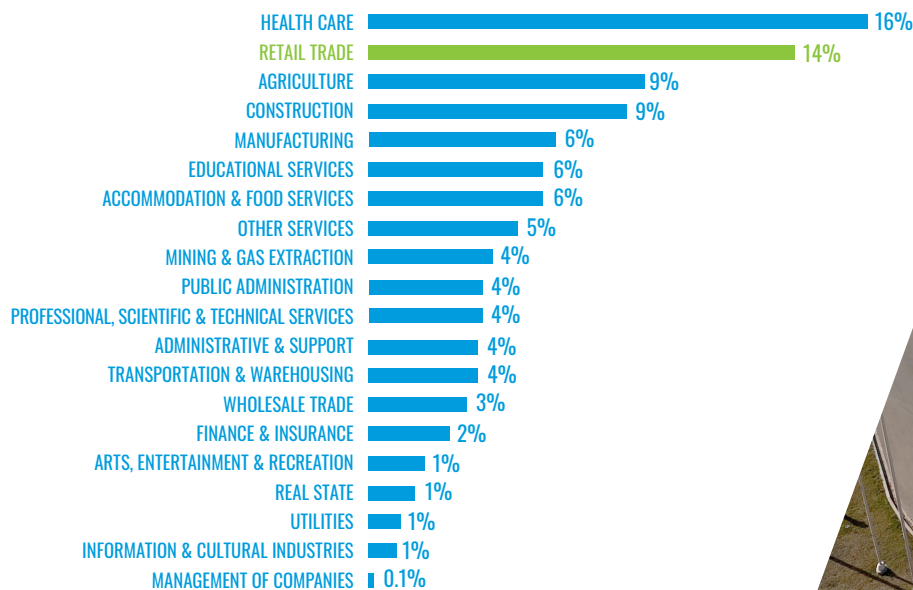
Camrose is a regional hub serving a trading area population of 150,000

Retail Sector:

- Second highest employment sector, involving 14% of the regional workforce
- 13% of enterprises in the region (with employees) represented in this sector
- Sizeable and stable regional trading area
- Long-standing client relationships and small-town business culture
- Existing operations in area present ready market (gas, food, other retail and service)
- Future site tenants provide represent growth opportunity



REGIONAL LABOUR FORCE BY SECTOR



Existing Retail Base:

- Automotive & Agriculture dealership cluster
- Coop and UFA
- Major restaurants & commercial chains
- Variety of independent business

Opportunities:

- Gas, convenience
- Food and beverage
- Micro-brewery - distillery with retail / food outlets
- Tire, oil change, carwash, mechanic, detailing
- Implement and equipment retailers



Explore the Camrose Region

- Diversified and stable economy
- Educated and skilled workforce
- University of Alberta Augustana Campus
- Regional health care hub
- Vibrant arts scene with two live theatre venues
- Exceptional indoor and outdoor recreational opportunities



166 ha
STILL AVAILABLE

For More Information:

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Railway Junction

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CITY OF
Camrose

CAMROSE
COUNTY