

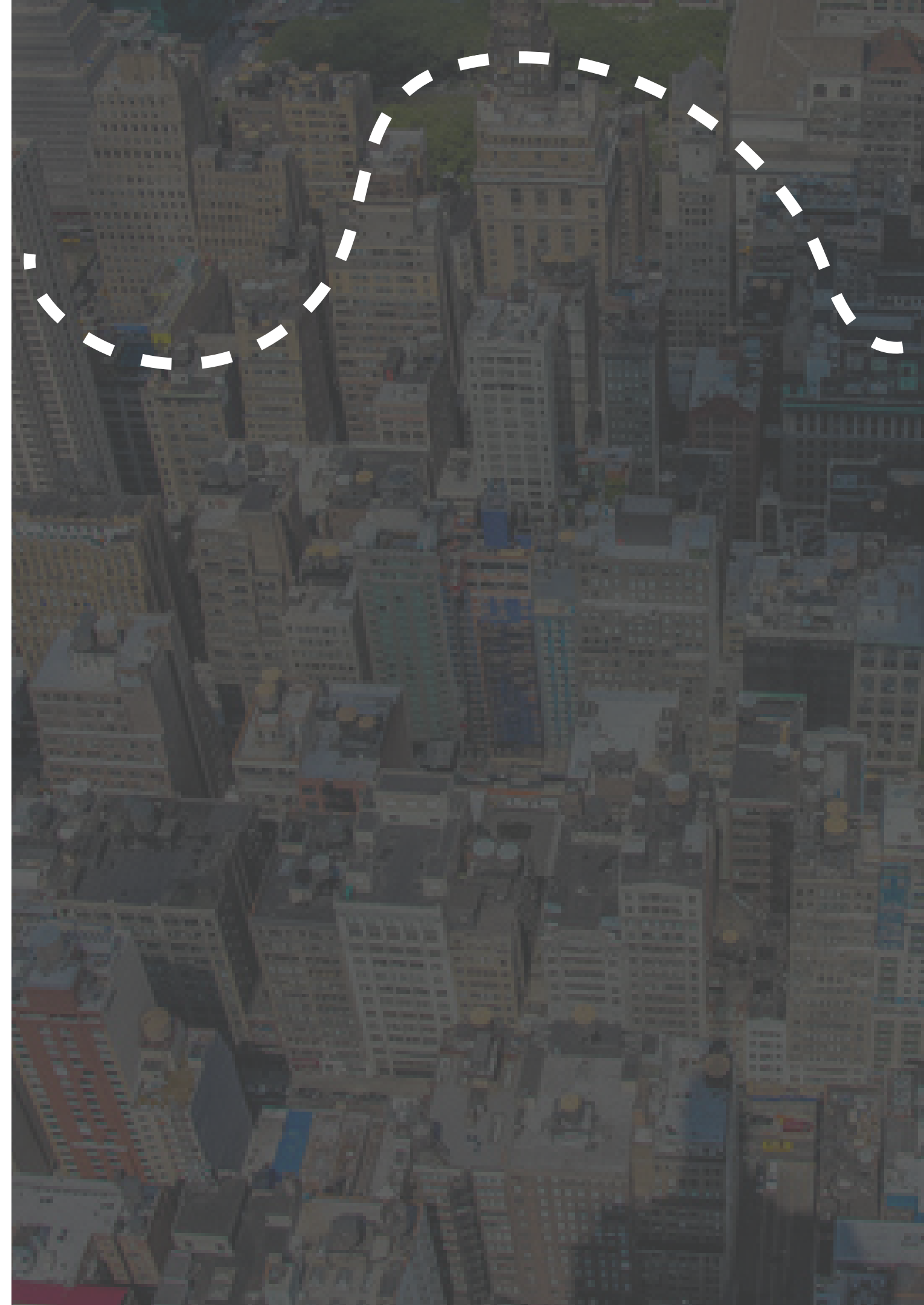
The background features a stylized city skyline with various skyscrapers in white line art against a solid blue background. A dashed white line starts from the bottom left, curves upwards and to the right, passing through three stars (two dark blue, one yellow) and ending at a dashed white circle at the top right.

VEGREVILLE. BUILT TO GROW



THE PROBLEM

-  SOARING COSTS
-  LONG APPROVALS
-  LABOUR PRESSURE





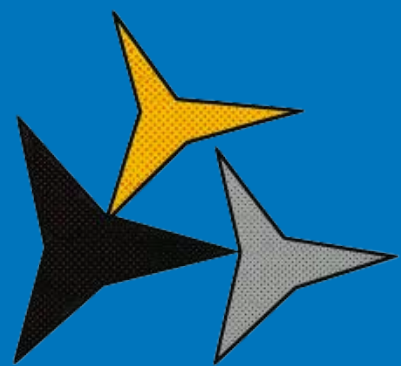
GROWTH ISN'T BROKEN

IT'S JUST HAPPENING IN THE WRONG PLACES



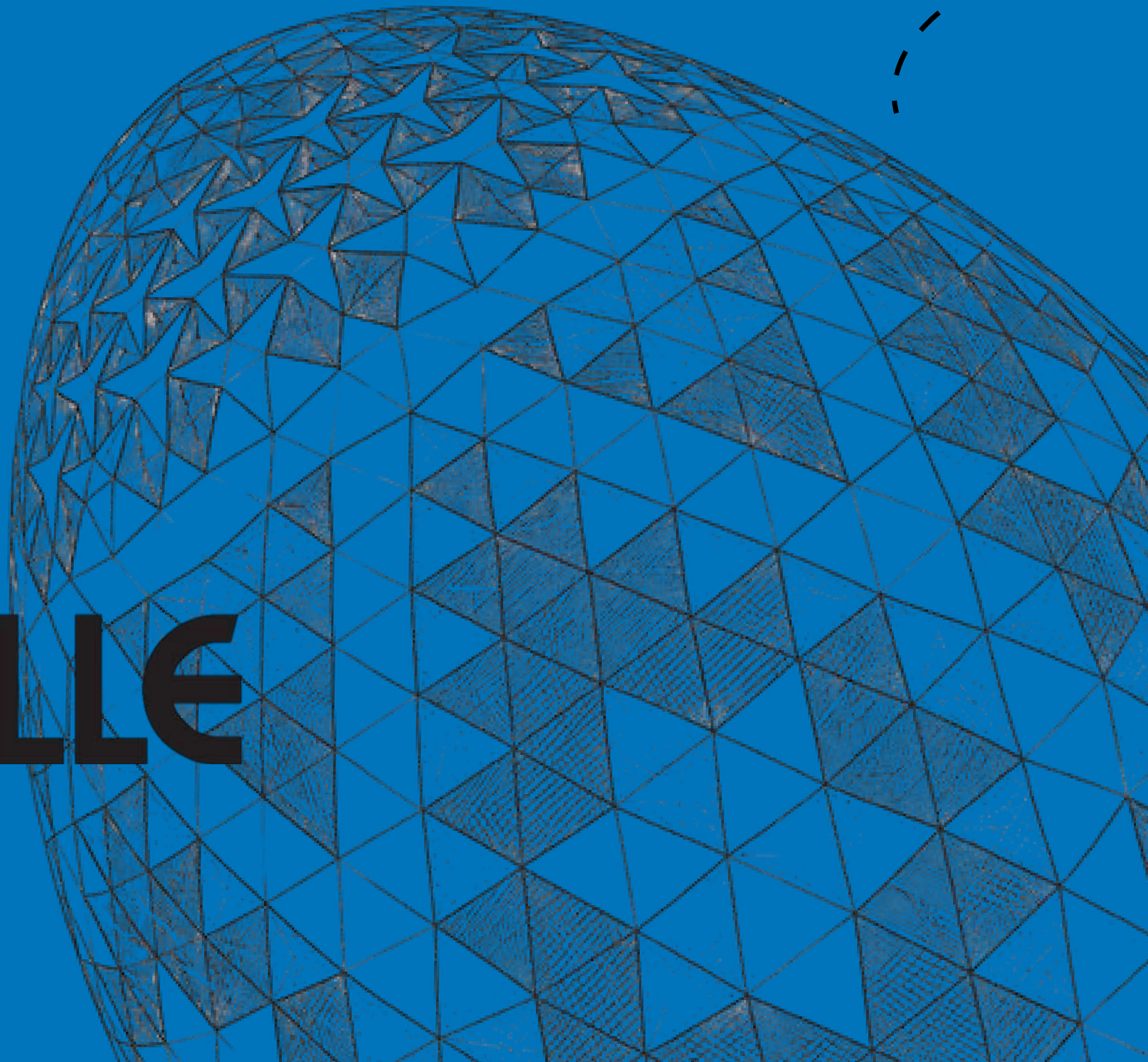


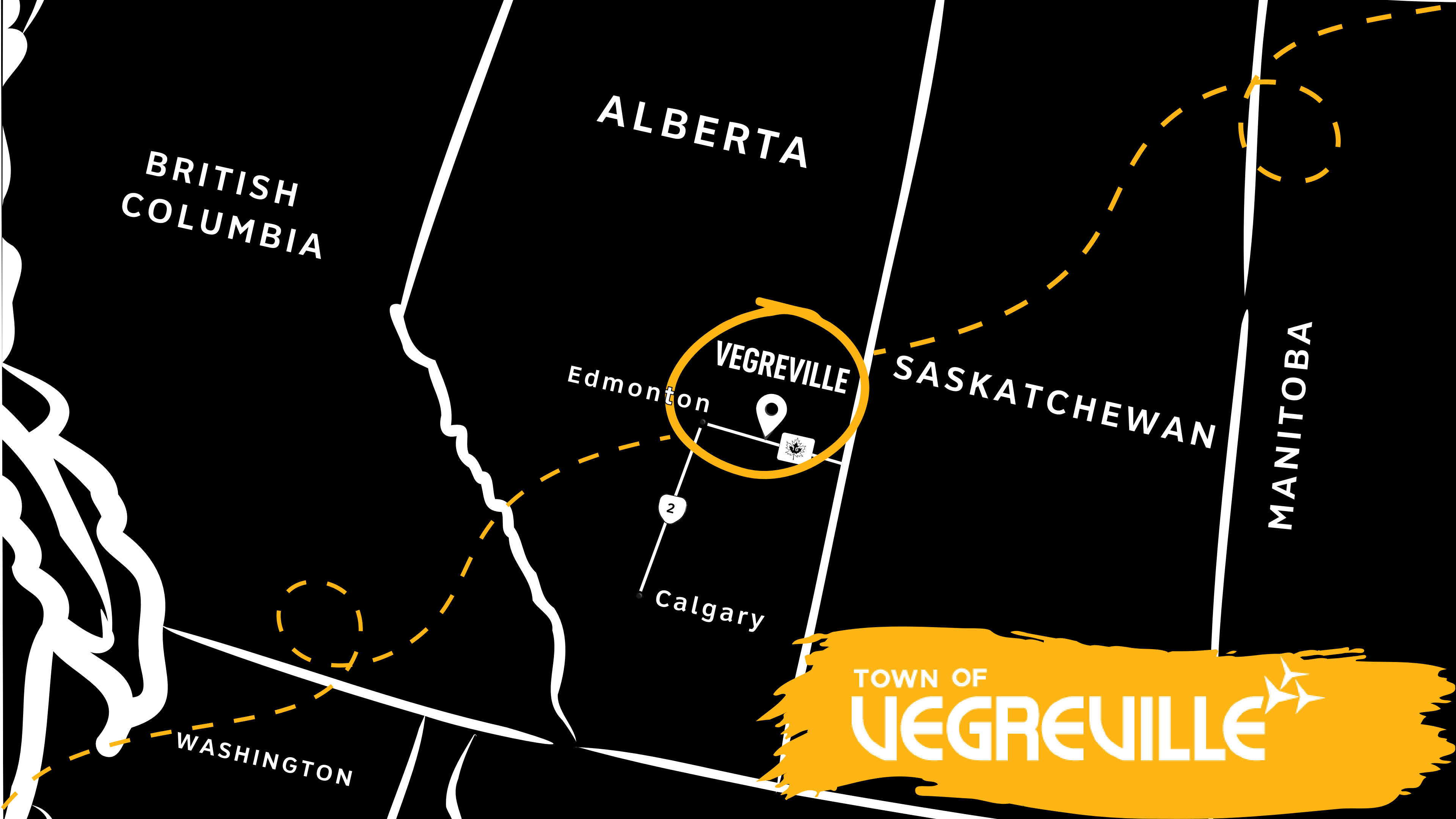
THE SOLUTION



INTRODUCING

VEGREVILLE





ALBERTA

BRITISH
COLUMBIA

SASKATCHEWAN

MANITOBA

VEGREVILLE

Edmonton

2

Calgary

TOWN OF

VEGREVILLE

VEGREVILLE DELIVERS
WHAT MAJOR CENTRES
NO LONGER CAN



AFFORDABLE LAND



IN VEGREVILLE, YOU CUT LAND ACQUISITION
COSTS WITHOUT COMPROMISING ON:

- ✓ SERVICE
- ✓ INFRASTRUCTURE
- ✓ OR ACCESS



PROSPERITY INDUSTRIAL PARK & 75TH STREET



COST PER SERVICED INDUSTRIAL ACRE

PROSPERITY INDUSTRIAL PARK & 75TH STREET BUSINESS OFFER

- FULLY SERVICED, SHOVEL-READY LOTS WITH HIGH-SPEED FIBRE CONNECTIVITY
- HEAVY INDUSTRIAL AND SERVICE COMMERCIAL DISTRICT ZONED LOTS RANGING FROM 1.06 TO 4.29 ACRES
- FLEXIBLE LOT AMALGAMATION AVAILABLE
- ALL PRICED AT JUST \$50,000 PER ACRE

BUILT FOR PEOPLE

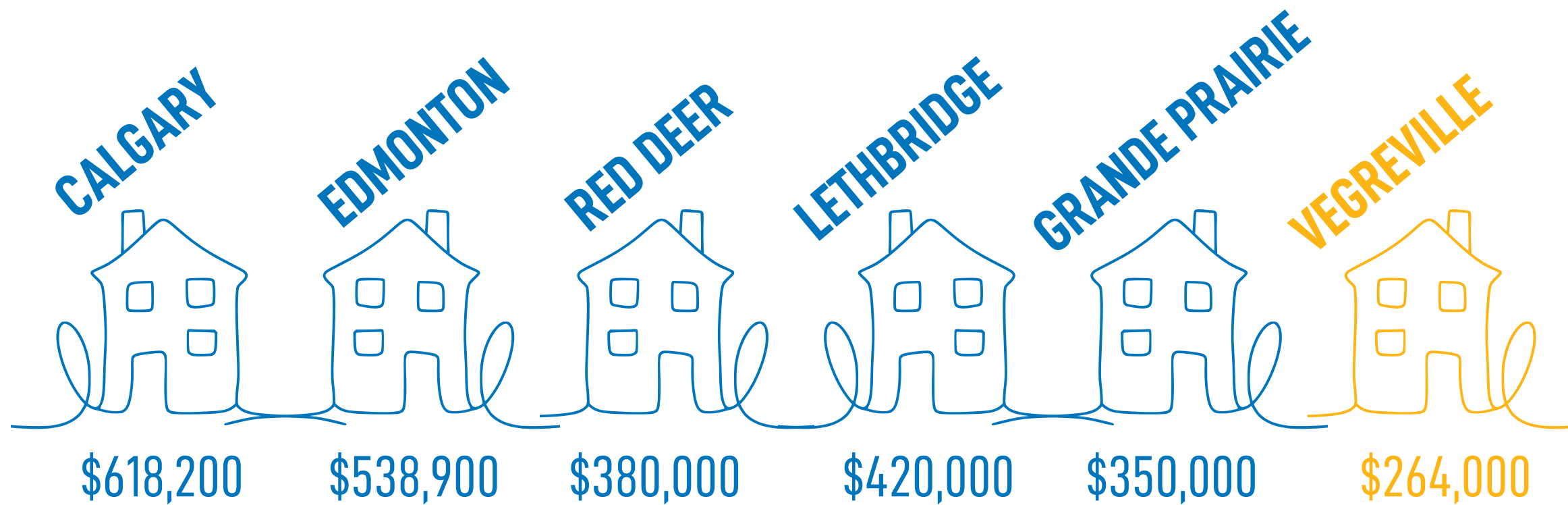
- ✓ SAFE, FAMILY-ORIENTED COMMUNITY
- ✓ ACCESS TO SCHOOLS AND HEALTHCARE
- ✓ RECREATION AND LIFESTYLE AMENITIES
- ✓ STRONG CULTURAL IDENTITY AND HERITAGE
- ✓ COMMUTES UNDER 15-MINUTES
- ✓ STRONG, CONNECTED COMMUNITY

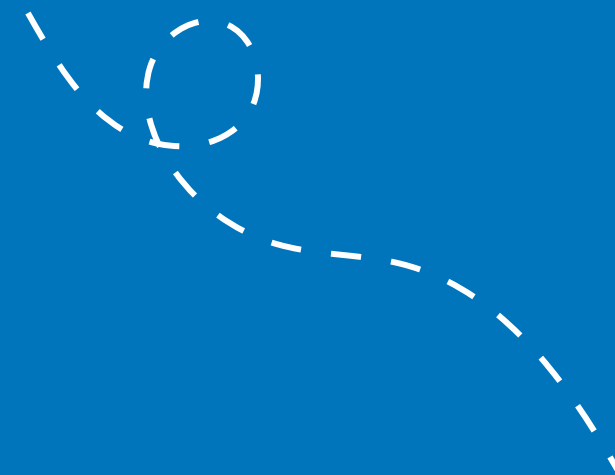


WORKFORCE THAT STAYS

WHEN EMPLOYEES CAN AFFORD TO LIVE
WHERE THEY WORK – BUSINESS WINS

ALBERTA HOME PRICE COMPARISON





SPEED IS A COMPETITIVE ADVANTAGE

TIME SAVED IS OPPORTUNITY GAINED

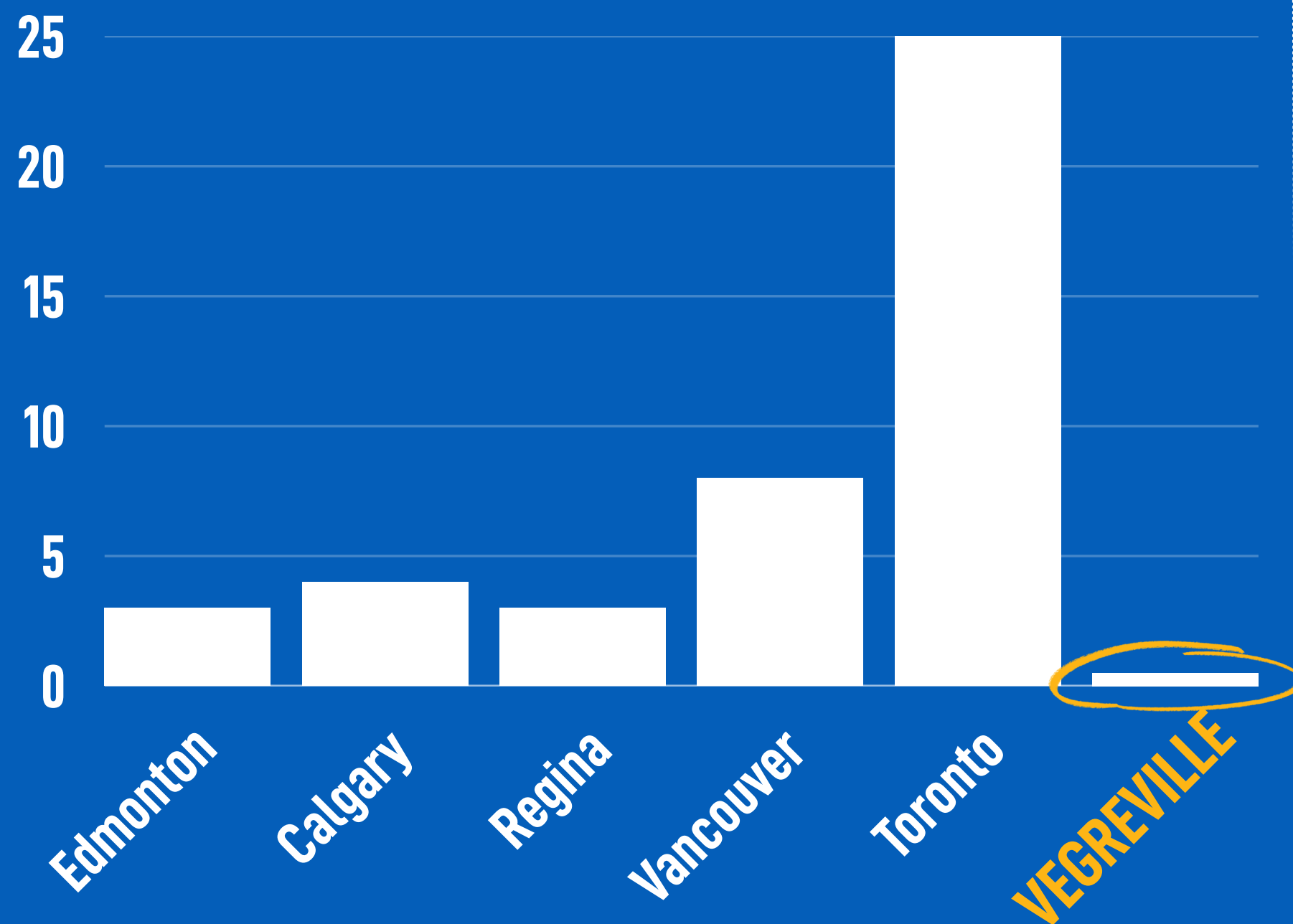
FASTER APPROVALS

LOWER MUNICIPAL FEES

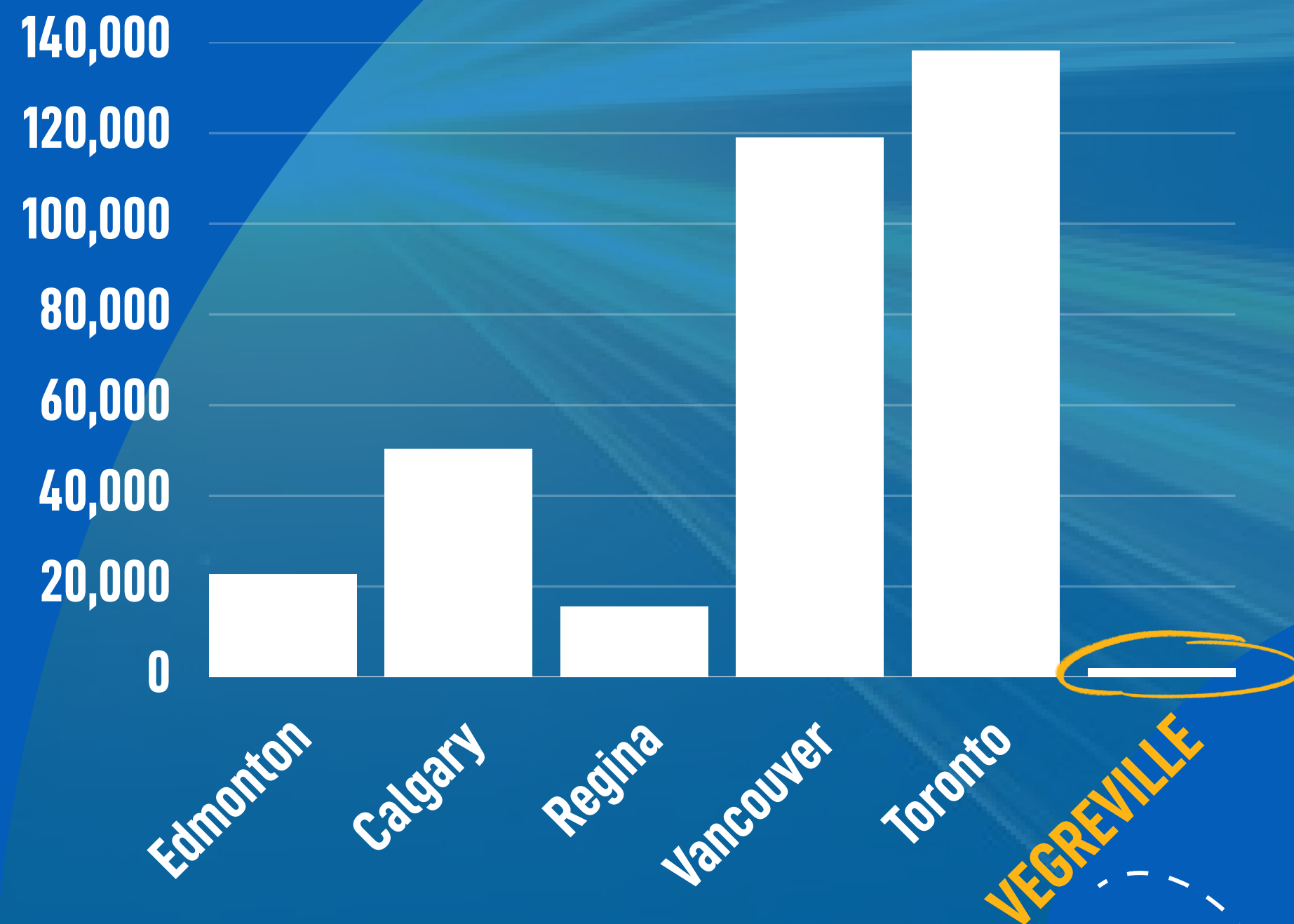
REDUCED DELAYS



MUNICIPAL APPROVAL TIMELINES (AVERAGE MONTHS)



MUNICIPAL FEES (TOTAL VALUE PER UNIT – \$)



CONNECTED WITHOUT COMPROMISE

URBAN LEVEL CONNECTIVITY - WITHOUT URBAN COST

- ✓ LOCATED ON HIGHWAY 16 & 36 CORRIDORS
- ✓ 60-MINUTES TO EDMONTON INTERNATIONAL AIRPORT
- ✓ RAIL ACCESS WITHIN 100 KM
- ✓ MODERN FIBRE INFRASTRUCTURE



INDUSTRY OPPORTUNITY

BUILT FOR BUSINESSES – READY FOR GROWTH

- ☐ CALL CENTRES & IT HUBS
- ☐ TECH INFRASTRUCTURE
& DATA OPERATIONS
- ☐ MANUFACTURING AND LOGISTICS
- ☐ FRANCHISE & SERVICE
EXPANSION

**YOU
DON'T
OUTGROW
VEGREVILLE ...**

YOU EXPAND WITH IT



INCENTIVES THAT WORK

VEGREVILLE INVESTS IN YOUR SUCCESS THROUGH:

- ! TAX EXEMPTIONS
- ! DEVELOPMENT INCENTIVES
- ! BUSINESS GRANTS
- ! SUPPORT THAT HELPS YOU START FASTER AND SCALE SMARTER



WHY NOW?



VEGREVILLE IS ONE OF ALBERTA'S
FASTEST-GROWING RURAL
COMMUNITIES



5.9% POPULATION GROWTH



RISING DEVELOPMENT ACTIVITY



AVAILABLE LAND - WHILE IT LASTS



**BUILD HERE.
GROW HERE.
STAY HERE.**

VEGREVILLE

WHERE BUSINESS, FAMILY, AND OPPORTUNITY SCALE TOGETHER.



LEARN HOW VEGREVILLE CAN SUPPORT YOUR NEXT INVESTMENT



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