 MIDDLE OF
*everywhere**

Commercial Opportunity Overview

Clairmont is only minutes from downtown Grande Prairie, with ample residential, industrial, and commercial space.

Welcome

to the County of Grande Prairie

Life is Good in the Middle

The County of Grande Prairie is strategically located in Alberta's vibrant Peace Region, and serves the industrial, commercial and residential needs of Northwestern Alberta. The region's strong economic generators contribute significantly to Alberta's vibrant 'open-for-business' economy and success in the global marketplace.

As part of a larger Grande Prairie region, the County benefits from regional strengths and policies such as no provincial sales tax and low municipal tax, while maintaining a high level of service. When combined with world class infrastructure, good work force availability, and opportunities for continued growth, the County of Grande Prairie provides the ideal setting for commercial development.

Room to Grow

The County of Grande Prairie is located in a resource-rich part of Alberta and Canada and serves four key sectors: Agriculture, Energy, Forestry, and Commerce.

A large selection of industrial/business parks, as well as large sites for heavy industrial areas, are available in various sizes and levels of service, from completely serviced to non serviced, and can include rail and major highway access.

We thank you for the interest you have shown in the County of Grande Prairie and we would be pleased to provide you with any further information you may require regarding business development opportunities in one of the fastest growing regions in Canada.



A world-class education and tourism initiative, the Philip J. Currie Dinosaur Museum opened in 2015.

Commerce

A Land of Opportunity

The Peace Region is home to a total of 260,000 residents who spent a total of \$2.8 billion in 2013. The total trade area in the Peace Region is on track to reach nearly 285,000 in the next 10 years. The region's average household income is \$102,000, a figure higher than both the national and provincial averages.^{1,2}

Thriving Retail Sector

The Grande Prairie area is home to a number of large retailers that do not frequently do business in similar-sized cities, including Best Buy, Wal-Mart, and Costco. Independent businesses also make up a significant share of Grande Prairie's retail sector. Despite being only the seventh largest city in the province, the Grande Prairie & District Chamber of Commerce is the second-largest in the province, with 1,200 members.

In 2012, the Canadian Federation of Independent Business named Grande Prairie the Most Entrepreneurial City in Canada. Grande Prairie received high scores in both business outlook and number of business owners per capita – beating out all other Canadian cities.

Alberta's corporate income taxes are among the most competitive in North America at 25% (15% federal, and 10% provincial), and Alberta is the only province without a provincial sales tax.³

Supportive Municipal Governance

The County of Grande Prairie's 30-year Growth Management Plan is a commitment to business viability while maintaining quality of life and a sustainable environment. The plan currently identifies 3,950 acres (16 square kilometers or 10 square miles) of vacant land available for development both north and west of the City boundaries.

\$3.5B

Total trade area retail spending in 2013¹

82,365

Total Population within the County of Grande Prairie (2011)⁴

\$91,233

County of Grande Prairie's Median Annual Income after Tax

1 "Retail Market & Gap Analysis", www.cityofgp.com, March 2014. Retrieved Aug. 3, 2014. <http://www.cityofgp.com/modules/showdocument.aspx?documentid=10788>

2 "Median total income, by family type, by province and territory", Statistics Canada, July 23, 2014. Retrieved Aug. 4, 2014. <http://www.statcan.gc.ca/tables-tableaux/sum-som/101/cst01/famil108a-eng.htm>

3 "Doing business in Alberta", www.albertacanada.com, July 28, 2014. Retrieved Aug. 4, 2014. <http://www.albertacanada.com/business/overview/competitive-corporate-taxes.aspx>

4. Source: <http://www.countygp.ab.ca/assets/Departments/Planning-Development-Services/Docs/integrated-community-sustainability-plan.pdf>

13.5%

County of Grande Prairie Population Growth Over Five Years

5.9%

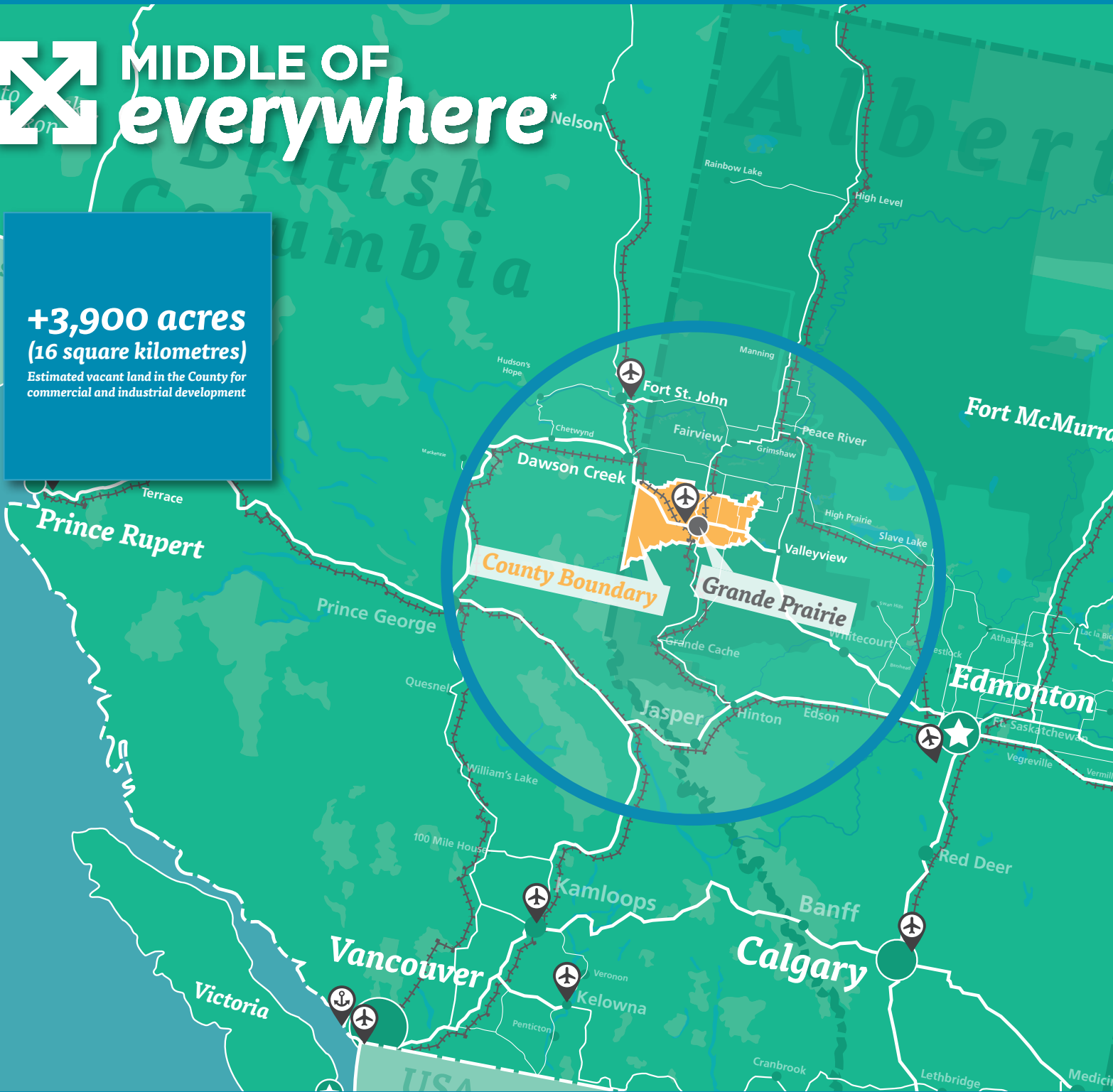
National Average



MIDDLE OF everywhere*

+3,900 acres
(16 square kilometres)

Estimated vacant land in the County for commercial and industrial development



County of
Grande Prairie No. 1
Alberta, Canada

Interested in knowing more?

Contact the County of Grande Prairie Economic Development Office.

Chris King

Economic Development Manager

Phone: 780-513-3956

Email: cking@countypg.ab.ca

Download the full brochure at

www.middleofeverywhere.ca/commercial

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