

AIRDRIE INVESTMENT PROFILE

airdrie
economic
development

CITY of
AIRDRIE
COMMUNITY & OPPORTUNITY



OUR GROWTH DRIVES *YOURS*



Airdrie is one of Canada's fastest-growing cities.

Young people are attracted to our affordable homes, family-driven lifestyle and proximity to Calgary.



Every day new businesses are taking advantage of our growing consumer population and hiring our highly skilled, well-educated, and diverse workforce.



Airdrie has grown into a well-rounded and highly liveable community with all of the urban amenities you need with the small town feel you want.

Decades of exponential growth, balanced by sound community planning, is creating opportunities for savvy investors.

Steady market activity across all sectors demonstrates the city's pent-up demand. This, combined with our available land, relatively low occupancy costs, corporate income taxes and cost of living make Airdrie an ideal choice.

**OUR GROWTH IS CREATING
OPPORTUNITY, LET'S BUILD
IT TOGETHER.**

AIRDRIE IS YOUNG, GROWING AND FULL OF POTENTIAL — *perfect* FOR YOUR BUSINESS



AVERAGE AGE

35	40	39
Airdrie	Alberta	Benchmark region ¹

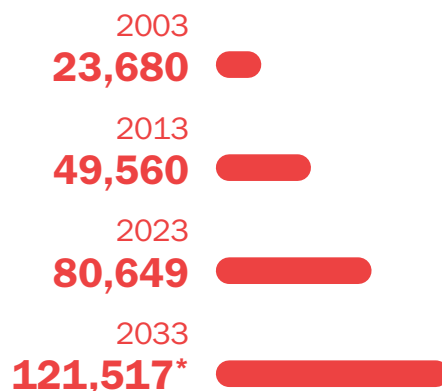


AGES 25-50

38%	36%	37%
Airdrie	Alberta	Benchmark region



POPULATION GROWTH



PROJECTED POPULATION GROWTH 2023-2028

15.6%	5.5%	5.5%
Airdrie	Alberta	Benchmark region



For more than 100 years
Airdrie has consistently
attracted residents,
talent and businesses.

1,150

commercial / industrial businesses

2,000

home-based businesses

22%

increase in business licences
since 2017

*Forecasted

WORKFORCE

Our workforce is among the most well-educated in the province, with 57% of residents completing post-secondary education.

WORKFORCE 48,000+
JOBS 20,000

Residents with post-secondary education

57%	Airdrie
56%	Alberta
61%	Benchmark region

Airdrie's workforce is concentrated in:

- Construction
- Health care and social assistance
- Transportation and warehousing
- Professional, scientific and technical services



The most common fields of study are:

- Architecture, engineering and related
- Business, management, and public admin
- Health
- Social and behavioural sciences and law

Participation Rate

78%	Airdrie
70%	Alberta
72%	Benchmark region

Employment Rate

73%	Airdrie
66%	Alberta
67%	Benchmark region

**AIRDRIE SAW A
44% INCREASE IN
EMPLOYMENT FROM
2016-2022!**

OUR LOCATION

A key transportation & logistics hub

Our strategic location in southern Alberta along the Calgary-Edmonton Corridor offers ideal access to markets and transport in one of Canada's fastest growing regions.

- **15 minutes** to Calgary International Airport
- **3.5 hours** to 24-hour U.S.-Canada border (Sweetgrass / Coutts)
- **60 minute drive** to the world famous Rocky Mountains
- Access to a regional market of almost **1.5M people**
- **50M consumers** within 24 hours



ACCESS TO MARKET

Airdrie is a connected gateway to local, national and international markets. Proximity to major railways, interprovincial and international highways, and a large international airport help products travel all over the world.



RAIL

35 km

to intermodal auto and trainload facilities servicing every major city in North America

2

rail services: CN (Canadian National) and CPKC (Canadian Pacific Kansas City)



HIGHWAY

2

days for truck shipments to reach most major U.S. cities

50K

vehicles passing Airdrie (north/south) each day via the Queen Elizabeth II Highway (QEII)

2

trade corridors that help move people and products across the province (CANAMEX/North-South Trade Corridor and Trans-Canada Highway)



AIR

4

hours for freight shipments to reach most major U.S. cities

90

global non-stop service destinations from Calgary International Airport

2 km

to Airdrie AirPark, home of a 5,000 ft. runway accommodating a variety of corporate and recreational aircraft



PORT

1

day access to the Ports of Vancouver and Prince Rupert by truck or rail

SAFE, CLEAN AND AFFORDABLE

With affordable housing prices and a high quality of life, Airdrie is one of Canada's most liveable cities.

OUR CRIME RATE IS SIGNIFICANTLY LOWER THAN THE NATIONAL AVERAGE. AIRDRIE IS IN THE TOP 10% SAFEST COMMUNITIES IN ALBERTA.



-\$98,074

The average price of a single family detached dwelling in Airdrie is \$493,912 vs \$591,986 for Alberta



28,744

Private residences in Airdrie



\$122,000

Median household income



25%

of commuters spend less than 15 minutes to get to work



Annual Snowfall

128 cm



Winter Temps

-9.9 °C



Summer Temps

14.7 °C



Hours of Sun

2,396



Annual Rainfall

49.8 cm

Airdrie offers year-round activities and events including:

- Airdrie Children's Festival
- Airdrie Pro Rodeo
- Farmer's Market
- Canada Day Parade
- Homecoming Festival
- Festival of Lights
- Santa Claus Parade

With an abundance of recreational activities and a welcoming atmosphere, residents take advantage of:

- 140 kilometers of connected pathways
- 1,500 acres of parkland
- 80+ playgrounds
- Skate park, spray park and fishing ponds
- Recreation centres, performing arts theatre and public library

It's all within reach from Airdrie.

The best of Alberta is right on Airdrie's doorstep. Travel only 30 minutes to downtown Calgary, a dynamic city where urban amenities meet Western hospitality. Or find the world-famous Rocky Mountains only an hour away, perfect for a weekend of skiing or hiking in one of the most beautiful places on earth.

GROWTH

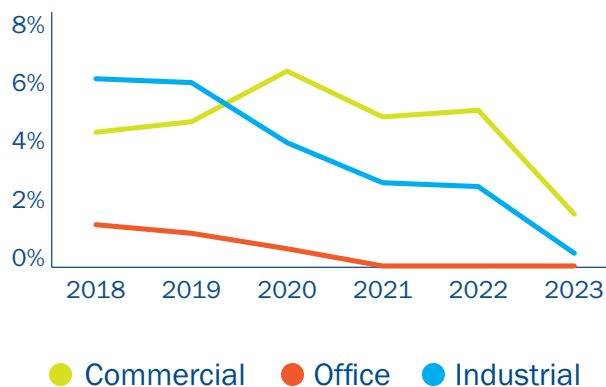
Unprecedented growth is fueling demand for development.

Boasting steady market activity in all land use districts and an active business community, Airdrie's growth is creating **development opportunities** for those looking to invest in the greater Calgary area including:

- Immediately serviceable commercial / industrial / mixed-use land.
- Greenfield industrial land opportunities with adjacent servicing connections and existing capacity.
- Redevelopment opportunities.

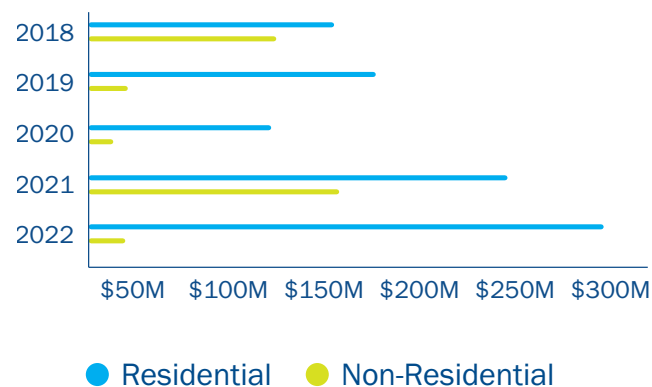
Airdrie's 2023 vacancy study shows overall vacancy is 1%.

Vacancy Trends



Since 2018, Airdrie has attracted an estimated \$1.36 billion in construction activity.

Estimated Total Construction Value



SINCE 2015, MORE THAN 2.24 MILLION SQUARE FEET HAS BEEN ADDED TO AIRDRIE'S NON-RESIDENTIAL CONSTRUCTED INVENTORY.



WE'RE *ready* FOR GROWTH



Planned land capacity for an additional 108,000 residents and 36,000 jobs over the next 20+ years.



Reliable and high-quality city services including police, fire, transit and infrastructure (including water and wastewater).



Fibre optic network with competitive download and upload speeds.

Propak Systems Limited

Propak Systems specializes in the engineering, construction, commission, and servicing of energy processing equipment and plants. Propak's growth has mirrored Airdrie's throughout their 45+ year history.

They have grown from a small family-run company, to Canada's largest manufacturer of its kind, a key player in Alberta's oil and gas industry.

As one of Airdrie's largest employers, Propak has over 1,000 employees worldwide, the majority of whom work in eight manufacturing and office facilities in Airdrie.

Propak owns over 70 acres of land in the community as multiple expansions have increased their footprint in the city.

"We're optimistic for the future", said Pat Dewey, vice president of engineering.

AT A GLANCE

- 1,000+ employees worldwide
- 8 facilities in Airdrie
- 70+ acres of land in Airdrie



"WE'VE BEEN ABLE TO GROW STEADILY THROUGHOUT THE INDUSTRY'S UPS AND DOWNS OVER THE LAST 45 YEARS, WHICH HAS PROVIDED OPPORTUNITIES FOR PEOPLE IN AIRDRIE AND THE SURROUNDING AREA."

WE'RE INVESTING IN *growth* SO YOU CAN TOO



New highway
interchange at 40
Avenue and QEII



Continued
investment in
protective services



New library/
multi-use facility
and recreational
facility approved



Investment in
multiple road
improvement
projects

SIGNAGE



Costco

Airdrie's growth and strategic location have fueled three major expansions of Costco's Western Canada Distribution facility.

Serving Manitoba, Saskatchewan and Alberta as a cross-dock facility and e-commerce fulfillment centre, expansions in 2015, 2018 and 2021 have increased the facility's building footprint to just under 800,000 sq. ft.

According to Nathan Sigurdson, general manager, "The rate of growth, especially in e-commerce, has pushed the need for expansion. The City has always been supportive and helpful."

Opened in 2008, Costco chose Airdrie to take advantage of the proximity to two major highways and the growing local workforce. Purpose-built from the ground up, the facility was one of the first located at Highland Park Industrial, a 240-acre industrial park in northeast Airdrie.

These expansions have enabled Costco to increase the number of employees steadily to just under 300 people, making the facility one of Airdrie's largest employers.

AT A GLANCE

- Expansions in 2015, 2018 and 2021
- Nearly 300 employees



**"THE CITY HAS ALWAYS BEEN
SUPPORTIVE AND HELPFUL."**

See Airdrie's largest
employers at:
airdrie.ca/majoremployers



WHY *invest* IN OUR GREENFIELD LAND?

- Market opportunity with low vacancy rates across all sectors.
- No business, machinery or equipment tax.
- Competitive development charges with a staged payment structure.
- Static tiered performance security structure with competitive, flat rates per acre.
- Surety Bonds are accepted in place of Letters of Credit.
- Competitive building permit release criteria, including opportunities for concurrent development and building permit reviews and start work early permits.
- More than 5,000 acres have moved through the planning process since 2020.

AMONG THE LOWEST MUNICIPAL TAX RATES IN THE PROVINCE

Find the perfect space for your business

Airdrie has a variety of office, industrial and retail properties for investment or lease ranging from raw and unimproved to polished and move-in ready.

[SEE LISTINGS](#)



ALBERTA'S NEXT VIBRANT URBAN DISTRICT

Our City Council has identified Downtown Revitalization as a key focus area with the potential for thousands of new jobs and up to \$154 million in new assessment value in the next 10 years.

We want to transform Downtown into a vibrant and thriving urban core with a mix of retail, office, residential, hospitality, entertainment and events spaces.

Our plans for downtown include:

- Doubling current development
- \$2M for development incentives
- No redevelopment levies
- A Community Revitalization Levy (CRL) to help pay for environmental site reviews and remediation
- Land Use Districting to support eight-storey development
- Attracting new investments

Learn more about our revitalization plans at airdrie.ca/downtown

We're OPEN FOR BUSINESS



Getting your project built on time and within budget is important to us. Whether you are building in, expanding or relocating to Airdrie, we are here to provide strategic support and assist you in navigating the development process.

We can provide:

- Connections to industry, government, academic and economic development partners
- Support, community information, industry partnerships, and market analysis
- Streamlined and time-sensitive development process facilitation
- Coordination of site visits and tours
- Plentiful entrepreneur training and mentorship resources
- A single point of contact for rapid and coordinated issue resolution

Book a meeting with our team today.

CONTACT US



- 1 The benchmark region is identified as:
Calgary, Rocky View County, Chestermere,
Cochrane, Crossfield, Carstairs, Olds, Didsbury
and Mountain View County

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Disclaimer: this report contains forward-looking statements. While the City of Airdrie (“the City”) provides this information in good faith and takes reasonable measures to provide accurate information, the City does not warrant nor accept liability for the completeness or accuracy of the information represented or its improper use.

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