

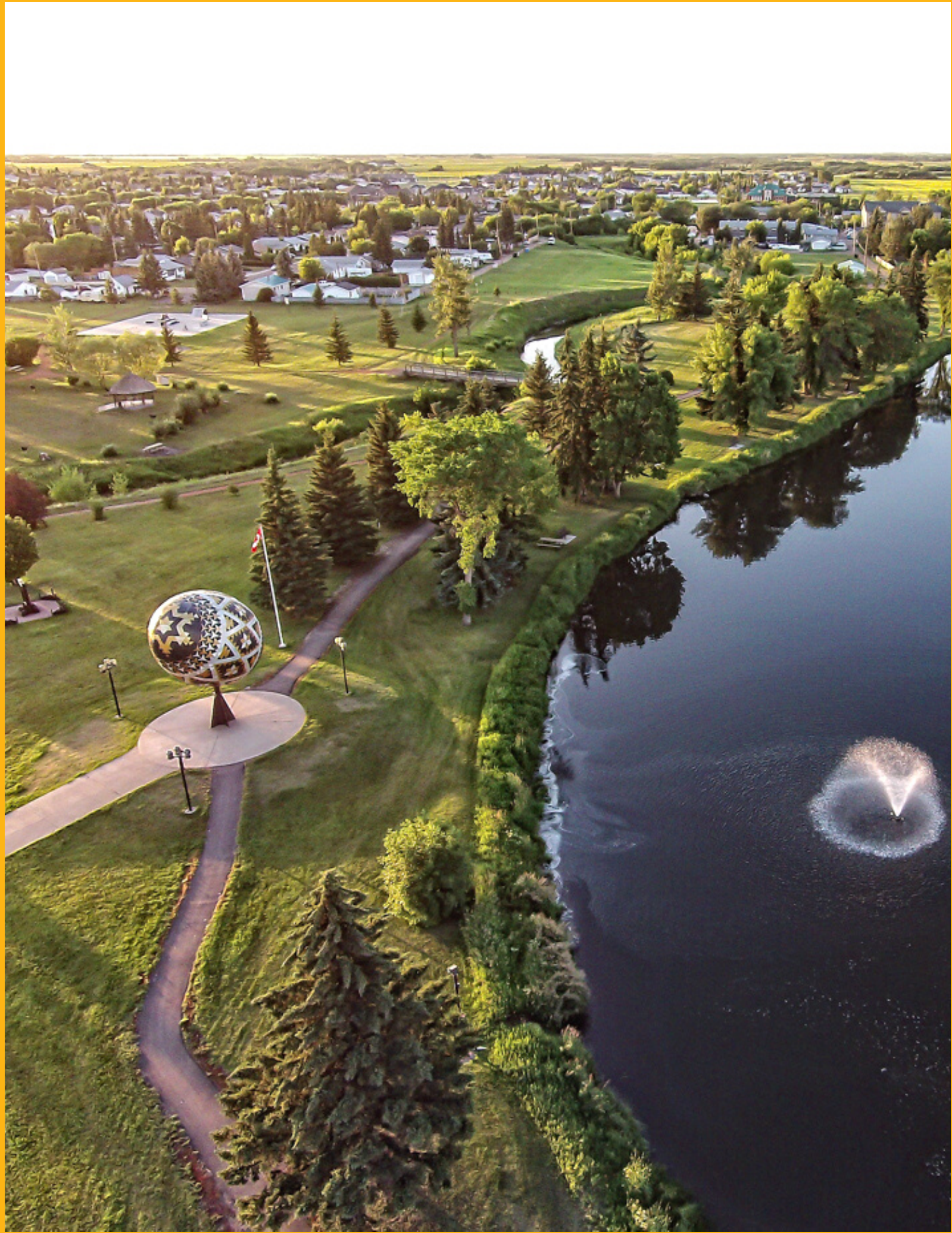


# CHOOSE VEGREVILLE

TOWN OF  
**VEGREVILLE**  
[choosevegreville.com](http://choosevegreville.com)





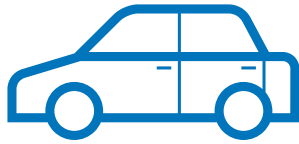




# COMMUNITY STATISTICS

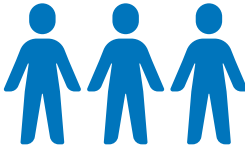


**102 km**



**East of Edmonton  
via Highway 16A**

**5,689**



**Population (2021 Census)**

**45.2**



**Median Age (2021 Census)**

**\$87,200**



**Average total income of  
household (2021 Census)**

**\$257,600**



**Average Value of Dwellings  
(2021 Census)**

**30,000**



**People in Trading Area  
(2018 Study)**

**59.8%**



**Working Age Population  
(2021 Census)**

**2.2**



**Average household size  
(2021 Census)**

**46.9%**



**% of Residents with Post-  
Secondary Education  
(2021 Census)**



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**As the service hub for the  
area, Vegreville boasts  
top-class education,  
medical, cultural, and  
retail services**





# 2021 Vegreville Traffic Count



Source: Alberta Transportation

# **INVESTMENT OPPORTUNITIES**





## Food & Agriculture

**Vegreville is ideally positioned for an agricultural-based manufacturing/processing centre. It is also the home to InnoTech Alberta which provides research support for companies to perfect their product for the market place. InnoTech is a research and development facility that also features a 13,000 sq. ft. processing pilot plant concentrating on decorticating hemp and flax fibres.**

Within a 150 kilometer radius, Vegreville has access to close to 6,000,000 cultivated acres of feedstock which include field peas, canola, wheat, oats, and barley. Alternative crops include hemp, faba beans, flax, and other pulse crops.

## Value-Added Agriculture

**Vegreville is ideally positioned for an agri-food based manufacturing/processing centre. The Vegreville region has an abundant supply of raw materials to meet the demands of the growing plant protein market, pulse processing, snack/functional foods, or vegetable processing.**



# Industrial Hemp

**The future of the natural fibre composites (NFCs) market is attractive with opportunities in the automotive, building, construction, and especially textile industries.**

**Vegreville is ideal for industrial hemp processing and manufacturing with available land, existing building space, labour force skills, and capacity to support industry growth in this space.**

**Farmers in the Vegreville region have been very innovative in growing and harvesting hemp. They see potential in placing hemp in their rotation as a profitable crop that also absorbs carbon.**



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# **LOCATION & TRANSPORTATION NETWORK**



# Connected to the World

Vegreville offers competitive commercial/industrial land prices, excellent transportation logistics systems and a skilled workforce. Vegreville is strategically located on a transportation corridor with vast agriculture and manufacturing assets connecting to global markets

## Highway Access

Vegreville is located on the Trans-Canada Highway 16 (4-lane), connecting the western ports and accessing Asian markets.

Highway 36, 22 kilometers east of Vegreville, is a major north-south corridor that connects to the U.S. and Mexican markets.

Major freight and courier companies provide daily service to Vegreville.



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## Airport Access

Edmonton International Airport is just one hour away providing access to global air freight.

The Vegreville Regional Airport offers general aviation access and is UAV friendly.

## Rail Access

Both CN/CP railways operate major intermodal container terminals in Edmonton approximately 100 kilometers from Vegreville.

## EV Charging Access

Vegreville has six Tesla superchargers available 24/7 conveniently located along Highway 16A in the Canadian Tire parking lot.



# ROOM TO GROW



# DOING BUSINESS IN VEGREVILLE

With a population of just under 6,000, Vegreville is a vibrant “Fibre Connected” community rich in culture.

Vegreville has a strong retail base with a number of "anchor" retail stores, including Wal Mart, Canadian Tire, Mark's Work Warehouse, Co-op, and No-Frills. These businesses draw customers from a trading area with a population of close to 30,000.

Businesses operating within the boundaries of the Town of Vegreville are required to hold a valid Business License. The Infrastructure, Planning and Development department is in place to assist you with acquiring all required licensing, permits, and approvals needed to start your business.

Industrially zoned land in Vegreville is available at very competitive prices compared to communities around the Edmonton Region and Alberta's Industrial Heartland

- Diversified economic base
- Home of InnoTech Alberta
- Home of ATCO's Call Centre
- Home of RJV Manufacturing
- Ready to go serviced industrial land
- A low-cost operating environment
- An excellent active quality of life

## PLUS!

Vegreville is a **TELUS** PureFibre community!

Giving YOU access to the fastest internet in Western Canada!\*



\*Based on third party testing that compared the upload and download throughput speeds of TELUS and its major competitor's Wi-Fi 6 devices.

# INDUSTRIAL DEVELOPMENT

## Prosperity Industrial Park

Located at the junction of Highways 16/16A, on the east side of Vegreville, this park is accessed from Highway 16A. Municipal services are provided to the property line and it is an excellent location for agriculture food and fibre processing as numerous lot sizes are available.



**PROSPERITY  
INDUSTRIAL PARK**

YOUR PATH TO PROSPERITY STARTS IN VEGREVILLE

## 75th Street Business Park

Located next to InnoTech Alberta, the 75th Street Business Park is suitable for service industrial and light industrial businesses. Fully serviced, fibre connected lots of 1 to 3.5 acres are available. This is an excellent location for technology/digital research-based companies.



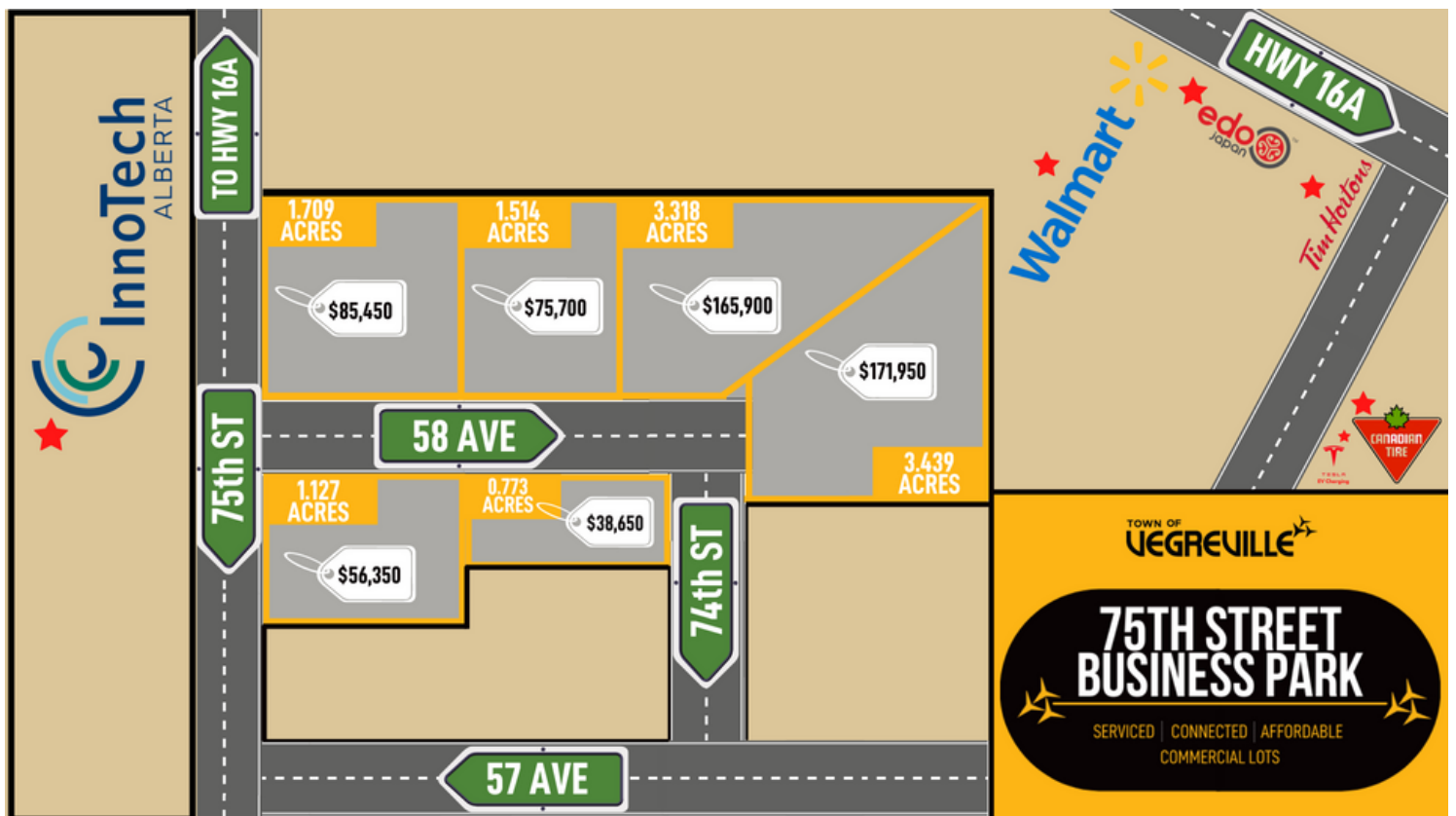
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# PROSPERITY INDUSTRIAL PARK



# 75TH STREET BUSINESS PARK



# **LIFESTYLE & AMENITIES**



# COME FOR A VIST STAY FOR A LIFETIME

**Vegreville has a rich and diverse history that has shaped it into the welcoming community it is today. Since the 1800s, Vegreville has welcomed families from around the world. Vegreville is home to almost 6,000 residents with diverse backgrounds and ethnicities.**







# Spend time doing what you love

Playgrounds, parkways, and paths! Enjoy over 14 kilometers of walking trails or enjoy any one of our parks and playgrounds. Vegreville also has a national park right in its backyard! You're only 30 minutes from Elk Island National Park and activities like canoeing, cross-country skiing, animal watching, and more!

And if you're a sports fan you can take in an Oilers or Elks game in an hour!



## Endless Opportunities For Fun!

Annual Pysanka Festival, the Country Fair, weekly markets under the iconic Pysanka, the Vegreville Speedway's Drag Races, our Corn Maze and so much more.

Big city amenities with small town access. Brave the waterslide at the Aquatic Centre, enjoy a round at the Kinsmen Golf Course, sleep a little longer thanks to later hockey practice times at the Wally Fedun Arena. Get your steps in at one of our local gyms or tennis courts. And more!

Newly constructed Vegreville Rotary Club Skateboard Park, the Lions Club Community Spray Park and Playground, and trout fishing at the Rainbow Park Reservoir.



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# Home Ownership

According to recent data, home ownership in Vegreville is approximately \$1,200 per month more affordable than home ownership in Edmonton. You can own a 3 or 4 bedroom home for under \$300,000 compared to over \$400,000 in Sherwood Park or even more in Edmonton, and you are fibre connected.



**FOXVIEW**  
**ESTATES**

**Fully serviced & ready for YOUR  
Dream Home because in Vegreville,  
You'll Get a LOT for a little**

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# HEALTHCARE

**Vegreville is a hub for the region so you'll find mainstream and alternative medical options including massage therapists, physiotherapists, chiropractors, holistic health services, mental health services, and fitness centres.**

**There is also an abundance of special services provided through St. Joseph's General Hospital, Vegreville Community Health Centre, Vegreville Family Clinic, Alberta Health Services, and Vegreville and District Family and Community Support Services. Visit the Vegreville Natural Health Centre or Regent Health to supplement your natural and healthy lifestyle.**

# EDUCATION

**Vegreville is a community with great education opportunities for people of any age and skill set. With a local preschool, two elementary and secondary school systems, distance learning, and connections to surrounding colleges - quality education is extremely accessible to anyone in our community.**

**Vegreville is part of the Elk Island school district, giving parents a choice between a public or catholic school system. Both systems have elementary and high schools located in town.**

**For those parents with young children, the Vegreville Preschool Association offers a tailored version of Alberta Education's Kindergarten Curriculum.**





# CONTACT US

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**We strive to provide current/accurate information however, it is subject to change.**