

GREENFIELD



INVEST IN

BEAUMONT



Join us
by building
tomorrow,
today! →

beaumont.ab.ca/investinbeaumont



COME INVEST IN BEAUMONT TODAY, where we offer space for greenfield development in renewable energy, clean technology, agri-food, life sciences, and so much more. Our community embraces innovation and thrives with a strong local economy and modern amenities, making Beaumont a dynamic place to do business.

Our Growing Community

Welcome to Western Canada's third-fastest-growing community and the fastest-growing city in the Edmonton Metropolitan Region. We have tripled in size over the past 20 years with an average annual population growth of 5.6 per cent, and we are projecting to reach nearly 30,000 residents by 2029.

Our residents' earnings exceed the provincial and national averages, with an annual median household income of \$162,250 and an average of \$116,000 spent on consumer goods each year.* Our financial strength and high consumer purchasing power create a promising market providing you with the confidence to invest in our community.

*source: Environics 2024

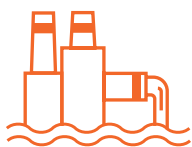
Beaumont has a selection of greenfield land available for development.

Greenfield Land Available

The city's land use framework gives you a high degree of flexibility, enabling tailored lot configurations and build-to-suit options, complemented by flexible leasing and purchasing arrangements.



Affordable, Efficient, Effective Services and Utilities



Beaumont provides water and wastewater management services. The 2025 rate is \$2.38 per cubic metre based on volume.



Utility costs are highly competitive in the Edmonton region. Industrial customers can select from four different providers of natural gas and electricity.



High speed internet service is available over a fibre optic broadband network.

Key Industry Opportunities

RENEWABLE ENERGY AND CLEAN TECHNOLOGIES

With a plan underway for more than 25 projects, the Edmonton Regional Hydrogen HUB spearheads the hydrogen economy. Beaumont is well-placed to be an integral part of production, transportation, end-use, and carbon capture and storage initiatives.

source: Edmonton Region Hydrogen HUB

AGRI-FOOD AND AGRI-TECH

Beaumont is poised for transforming the agri-food sector, buoyed by a 15 per cent increase in food manufacturing sales and \$50 million in agri-tech investments in the region. The city also benefits from the University of Alberta's pioneering research through the Faculty of Agricultural, Life and Environmental

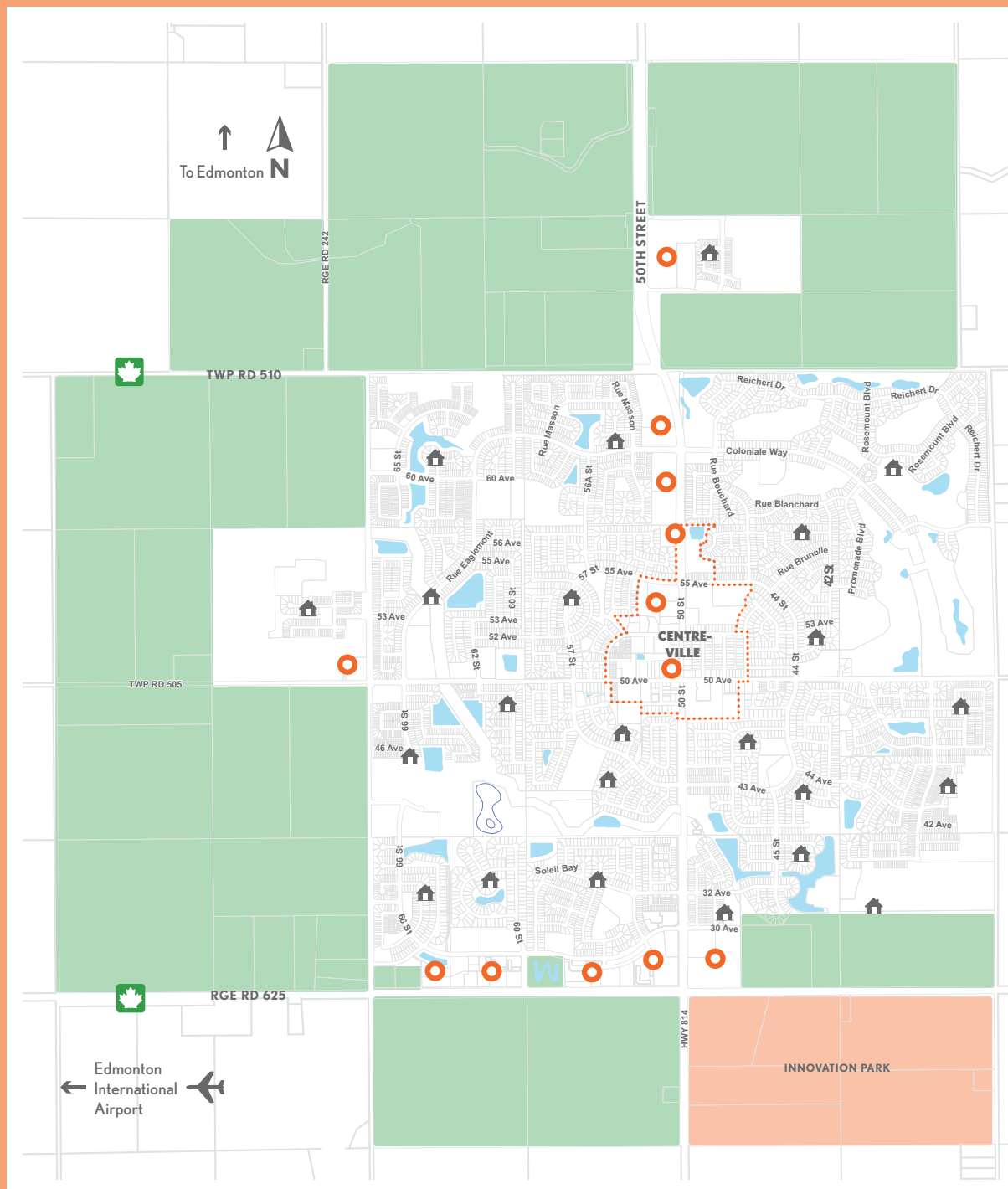
Sciences and is fertile ground for new agri-food and agri-tech businesses.

LIFE SCIENCES





The region is a major centre for Alberta's life sciences companies. Our city welcomes future collaboration and growth in biotechnology, telemedicine, medical device manufacturing, pharmaceuticals, diagnostics, and related fields.

Our skilled workforce, competitive wages, proximity to leading research institutes, and supportive government policies make Beaumont an ideal location.

Key Greenfield Development Locations



LEGEND

-  Expected Growth Opportunities
-  Centre-Ville
-  Commercial
-  Residential



A Competitive Non-Residential Tax Rate

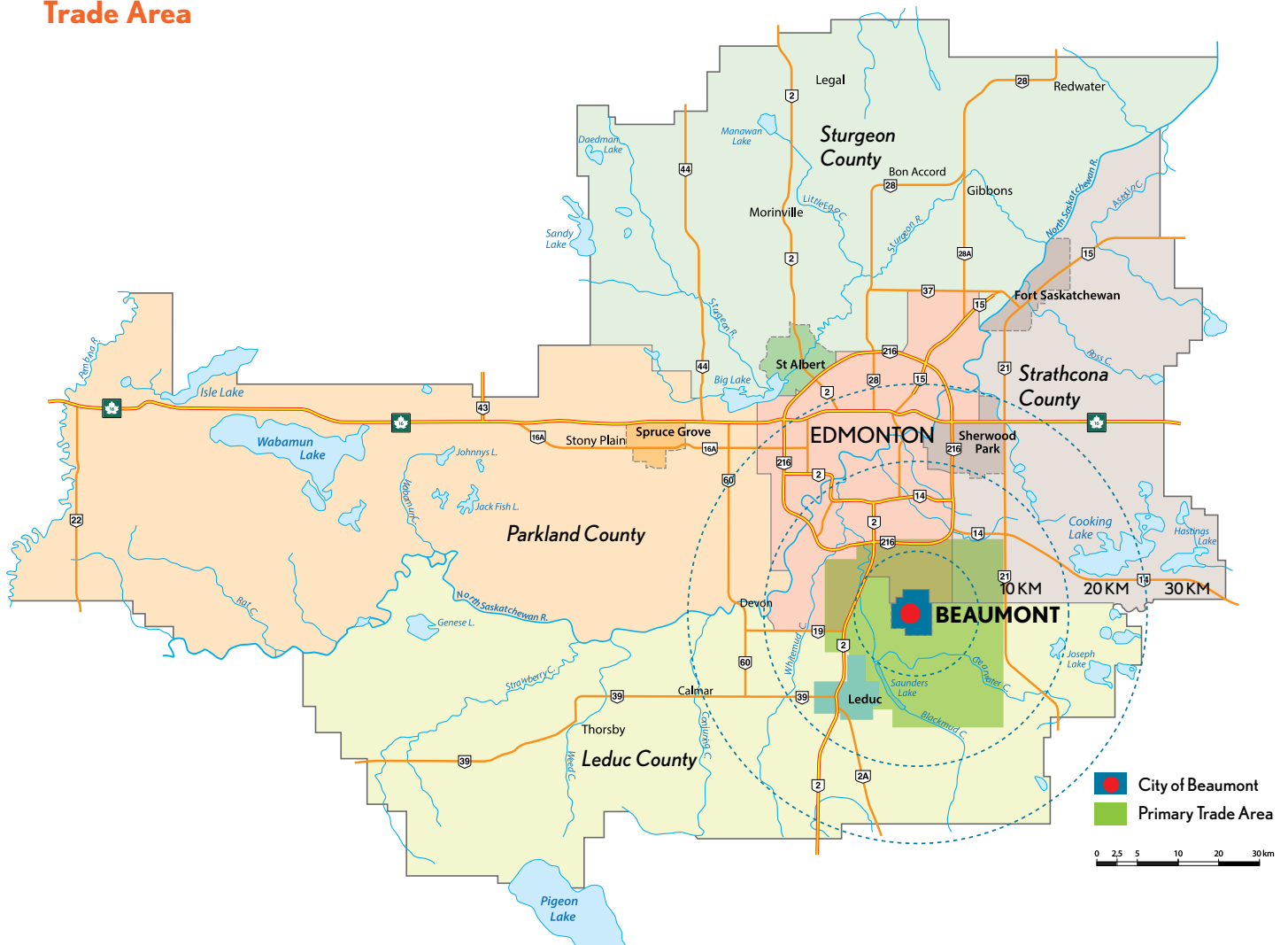
Our non-residential tax rate of 9.59 per cent is among the lowest combined non-residential tax rates in the Edmonton Metropolitan Region. This represents significant cost savings for businesses and investors.

	2024 TAX RATE (MILLS)	2023 TAX RATE (MILLS)	2024 TAX PER \$1 MILLION ASSESSMENT
Beaumont	9.59	9.50	\$9,598
Edmonton	22.66	20.86	\$22,663
Stony Plain	9.09	5.73*	\$9,093
Leduc	9.48	9.62	\$9,482
Fort Saskatchewan	9.85	9.73	\$9,853
Spruce Grove	10.46	9.87	\$10,464
Strathcona County	10.33	9.67	\$10,333
St. Albert	10.67	12.54	\$10,673

* Does not include protective services tax.



Trade Area



Key Statistics

Population - 24,688*

Primary trade area - 66,937

Regional population - 1 million people
within 30 kilometres

source: Environics 2024

*2024 population counts

906,600 – total Edmonton
Metropolitan Region workforce (2025)
13,515 – total Beaumont labour force

Highly Skilled and Educated Workforce

Forty per cent of our residents are employed in a natural resources, sciences, trades, manufacturing, or utilities related career. More than 64 per cent of residents have strong competencies and skillsets through apprenticeships, trades, and college certificates, which means employers will not have to look far to find a skilled workforce.



A Warm, Welcoming Community

Beaumont welcomes people from all walks of life and is dedicated to creating an inclusive community where everyone—residents and businesses alike—feels a sense of belonging.

Innovation Park

Beaumont's Innovation Park is a place for bright minds to pursue bold ideas. The Alberta Motor and Transport Association plans to establish a best-in-class campus to anchor the Innovation Park, supporting commercial transportation, law enforcement training, and technological advancement, which will attract other developments, businesses, and institutions.

Located just 15 minutes from the Edmonton International Airport, these greenfield development opportunities are strategically located with direct access to the CANAMEX trade corridor and Queen Elizabeth II Highway via the Highway 625 high-load corridor.

With the growing international recognition of the Edmonton Metropolitan Region as Alberta's innovation centre, Beaumont's Innovation Park will be a magnet for additional investment and economic growth for the city, the region, and the province.



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