

LIGHT INDUSTRIAL



INVEST IN

BEAUMONT



Join us
by building
tomorrow,
today! →

beaumont.ab.ca/investinbeaumont



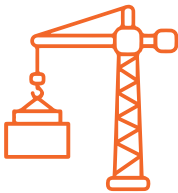
BEAUMONT IS EMERGING AS A PROMISING AVENUE for opportunities in manufacturing, agrifood, health sciences, training and development, and business expansion. Let's grow together and be part of tomorrow, today.

A City on the Move

Our upcoming light industrial area south of Highway 625, anchored by the Innovation Park, is set to generate new economic activities, businesses, and partnerships. This is your chance to invest in light industrial ventures that will sustain and drive the growth of new high-tech businesses.

\$37.5 million in commercial permits were issued in 2024, a 17 per cent increase from 2023.

Economic Advantages



Development is taking off, with the value of permits increasing an average of 37 per cent each year since 2020. **Last year, development permits reached \$213 million, exceeding \$100 million for the third consecutive year.**



More than **20,000 vehicle trips daily.**



Residents spent **\$897 million on goods and services 2024**, an average of **\$116,000 per household.***



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

source: Environics 2024



Our Growing Community

Beaumont is 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.

Residents' earnings exceed the provincial and national average, with an annual median household income of \$162,250 and an average of \$116,000 spent on consumer goods each year.

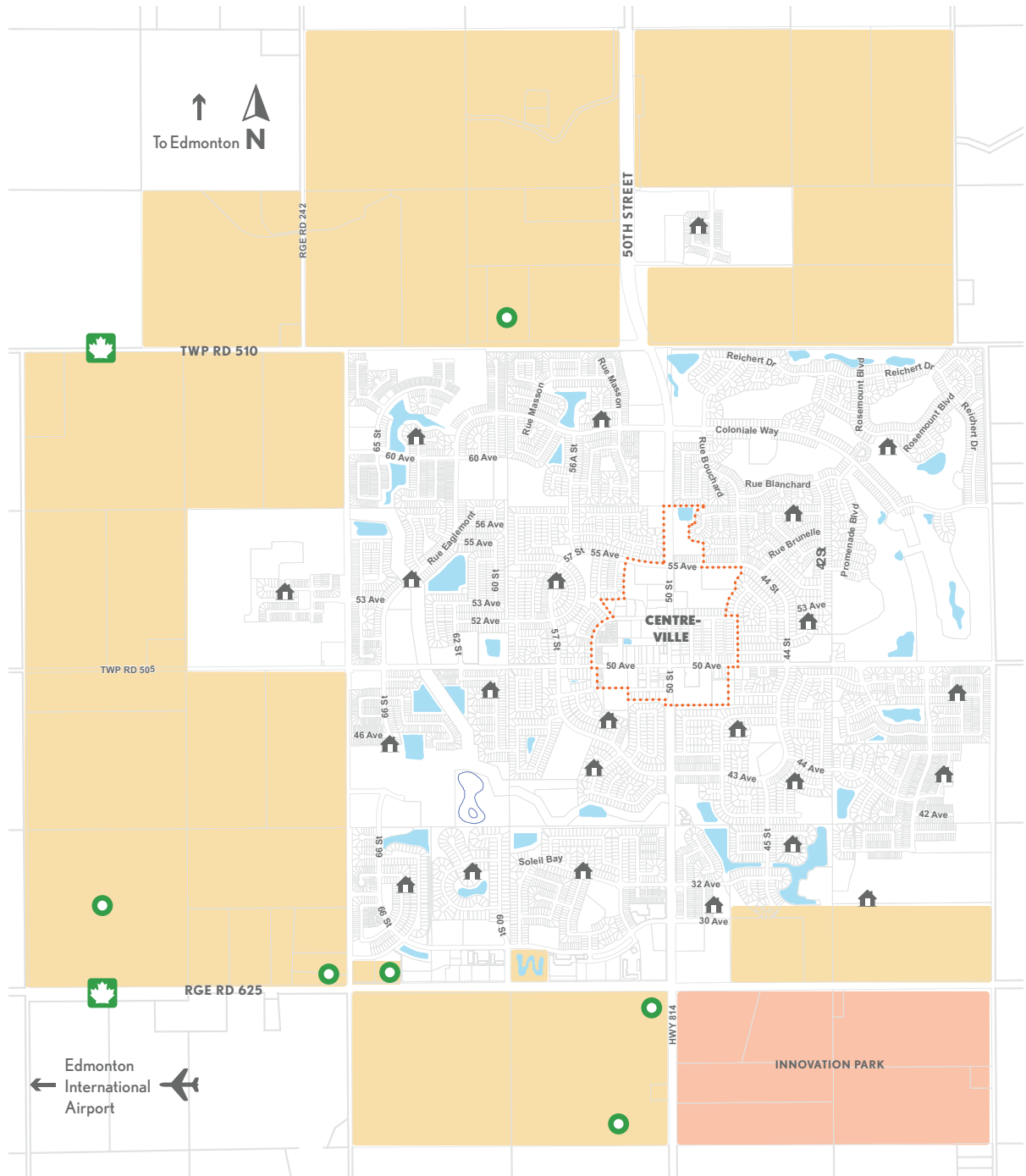
Our financial strength and high consumer purchasing power create a promising market for commercial and retail opportunities, providing you with the confidence to invest in our community.

Benefit from the best of both worlds in our community, where urban convenience meets access to practical services and rural resources.



Beaumont is ready to help your company prosper. You'll find opportunities to partner with businesses in one of Western Canada's largest industrial and business parks nearby.

Less than 10 kilometres from Edmonton and the Edmonton International Airport, we're strategically located minutes from key trade routes and facilities such as the CANAMEX corridor, Queen Elizabeth II Highway, and the inland Port of Alberta where air, rail, pipelines, and roadways converge to create a regional manufacturing, cargo, and logistical hub.

Key Light Industrial Locations



LEGEND

-  Light Industrial
-  Centre-Ville
-  Expected Growth Opportunities
-  Residential



**Competitive
Non-Residential
Taxes**

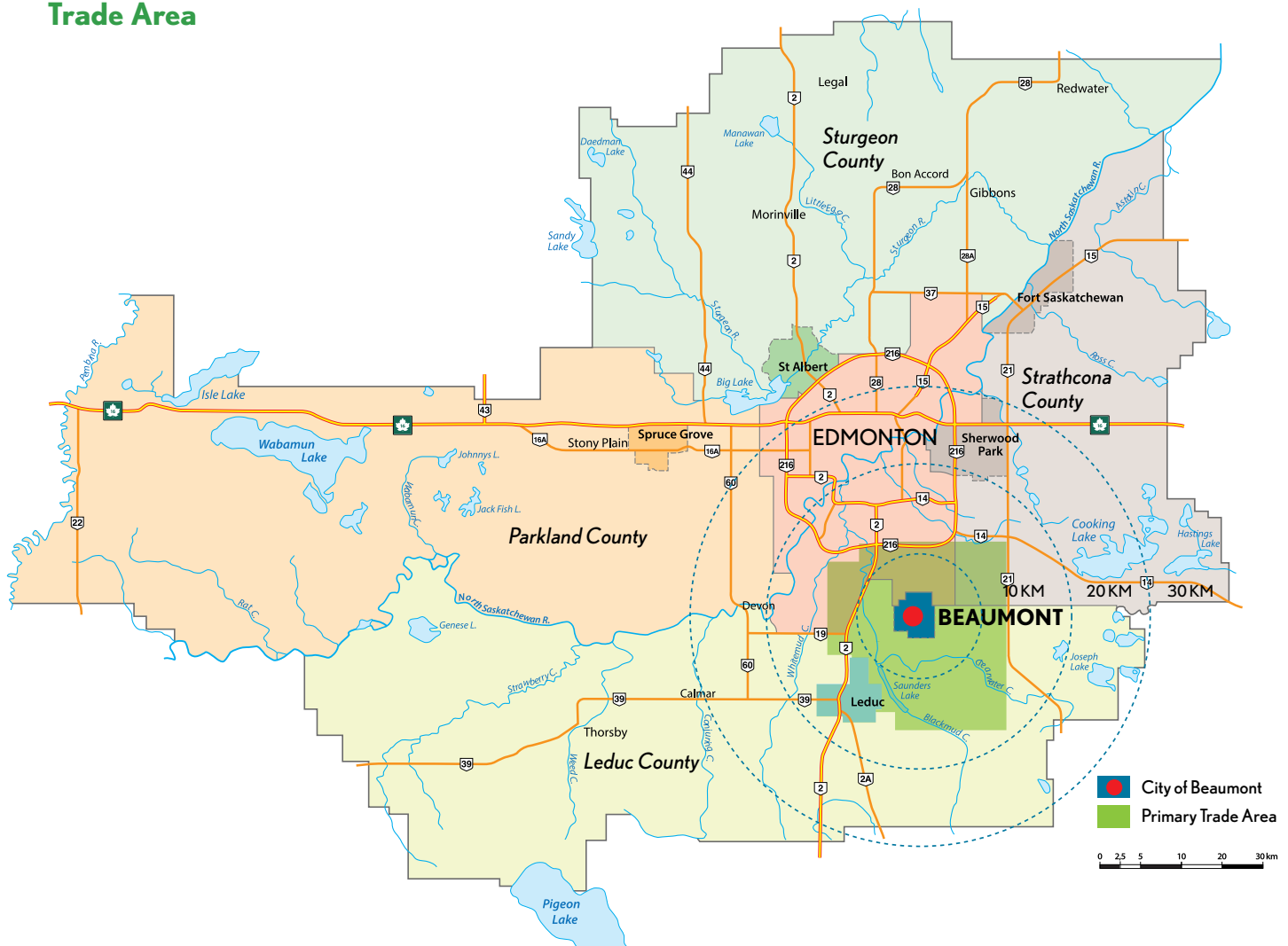
Our non-residential tax rate of 9.59 per cent is among the lowest combined non-residential tax rates in the Edmonton Metropolitan Region. This represents significant cost savings for businesses and investors.

	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

Beaumont has a skilled workforce ready to support new investment in light industrial expansion projects. Forty per cent of our residents are employed in natural resources, sciences, trades, manufacturing, or utilities-related careers.



Many residents have strong competencies and skillsets through apprenticeships, trades, and college certificates. With more than 64 per cent of residents having attained a certified trade or post-secondary certificate, diploma, or degree, you will not have to look far to access a skilled workforce.

A Warm, Welcoming Community

Beaumont welcomes people from all walks of life and creates 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.

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



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