

DISCOVER

Warburg

AUTHENTIC LIVING

· SINCE 1953 ·



The Village of Warburg is a great place to make a life. We have the space, infrastructure, location and people to help businesses thrive.

Economic Opportunity

Our economic roots are in agriculture, energy and serving our local trading area while we look to the future through increasing connectivity and diversification.

Key Demographics

POPULATION 770 residents, growing 1.3% annual average over last 25 years ('91-'16)

GROWTH Higher growth rate than Thorsby and Leduc County

AGE Well-balanced community representing all ages; similar proportion of children and youth as the provincial average

Economic Pillars



Agribusiness



Manufacturing



Construction



Utilities



Energy Production



Mining

Key Businesses

Martin Deerline | Warburg Seed Cleaning Plant

Buck Mountain Gas Cooperative | Apollo Concrete

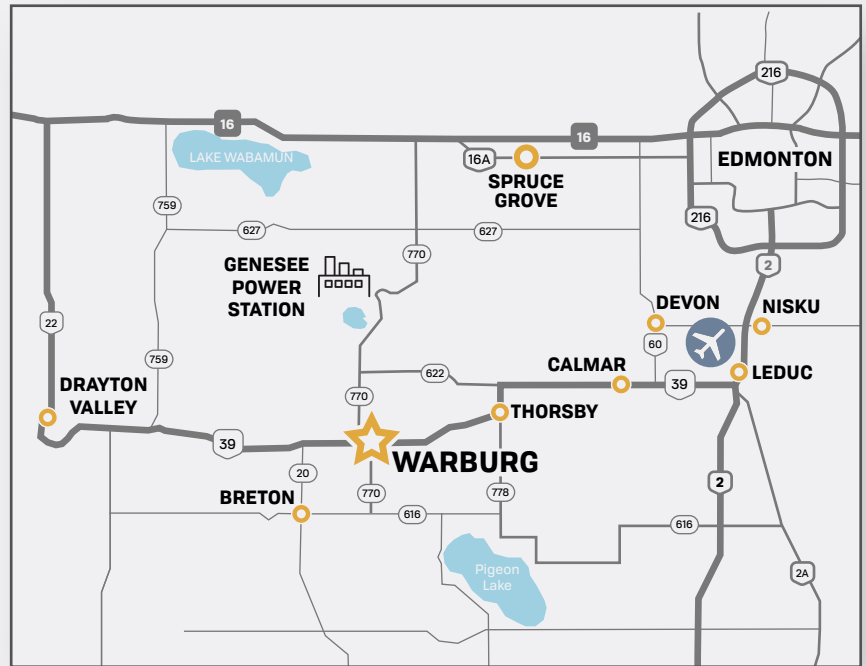
Small & Medium Energy Companies

Area Agricultural Operations



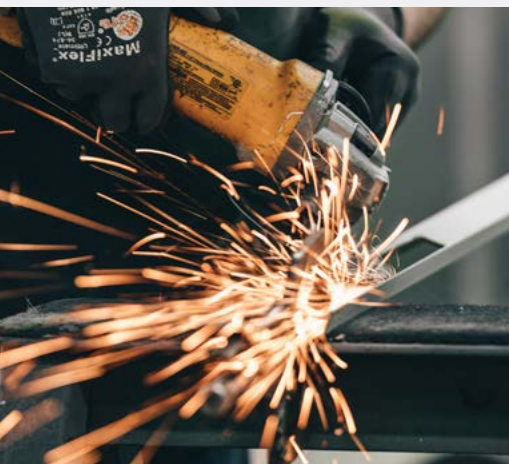
Good Connectivity and Infrastructure

- Located in the heart of prime agricultural land with a long-standing history of servicing the rural region
- Equidistant to Leduc and Drayton Valley, two major energy and agribusiness centres
- 65 km to the Edmonton International Airport, a leading flight and cargo hub in Western Canada
- Situated on the Provincial Over-Dimensional Load Corridor
- Active highway, with 2,900 daily vehicle movements at the Village entrance
- High speed fibre optic available for connection (Alberta Supernet)
- Close proximity to Genesee power generation station
- Wide boulevards, with sidewalks and roads in good condition



Active and Experienced Workforce

PARTICIPATION	Lowest unemployment within the region
EXPERIENCE	Well-suited to equipment operation, fabrication, trades
SKILLED WORKFORCE	15% of adult residents have a trade certificate, above provincial average of 10%



“...a great place to do business.”



Local Business Support

Warburg has an active entrepreneurial community with long term business owners who promote supporting local.

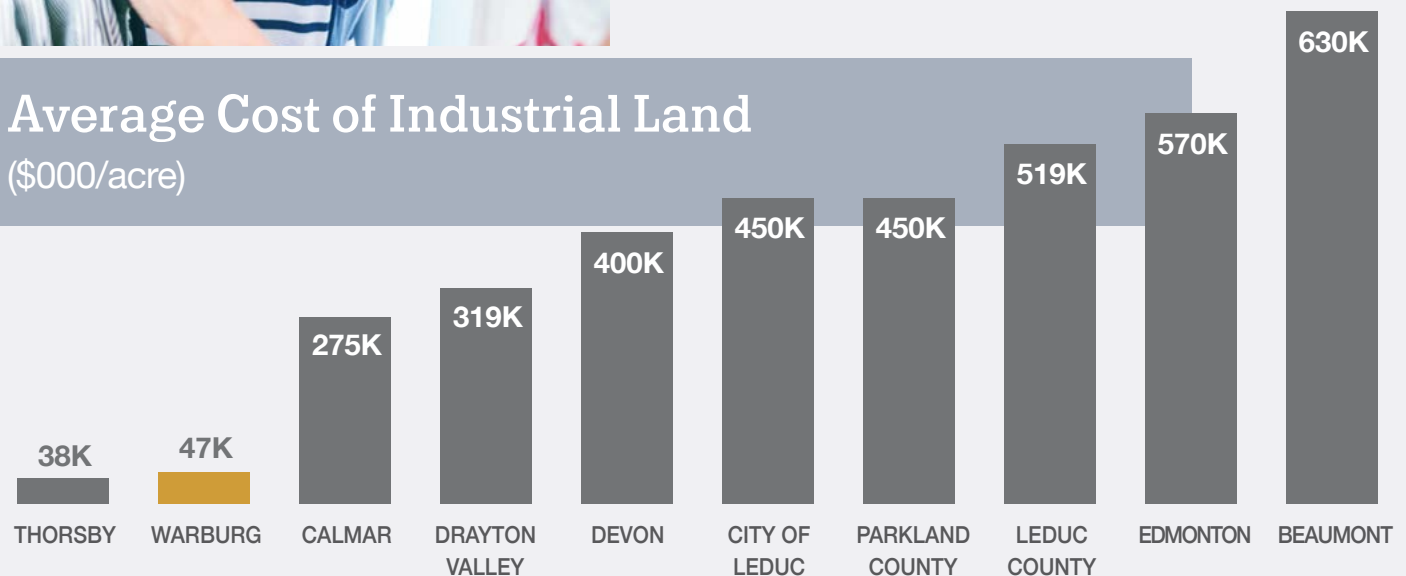
- 13% of Warburg’s labour force is self-employed, highest in the region
- 62% of residents indicate having local shopping options as being very important, and on average are willing to support 13% above ‘big city prices’ for the convenience of shopping local
- 2,700 residents in the immediate (15-min drive) trading area; 13,000 within a half-hour drive
- Retail analysis indicates potential to capture \$1 million in additional spending within the Village and \$3.3 million when considering the broader trading area, through increased local offerings, highlighting potential commercial growth in the area

Business Friendliness

- Due to lower assessment values, property taxes in the Village are competitive across the region
- Village Administration is responsive and supportive to local business
- Flexible zoning where applicable and customer-focused service delivery
- A Council that supports smart investment
- The low cost of industrial and commercial land creates a compelling investment advantage

Average Cost of Industrial Land

(\$000/acre)



Notes: Snapshot of average sales price (000's) in 2021, vacant industrial land parcels. Source: Loopnet

Business Incentives

Interested investors will find an authentic community and leadership with a 'can do' attitude that wants to partner in success. Warburg is developing a number of programs to attract investment including:

- Property/façade improvement incentive
- Land incentives - Village owned vacant lots
- Business residential zoning for live/work flexibility
- Stimulating use of vacant properties



Property Opportunities

Contact the Village staff for more information



*“...a friendly, quiet
and family-oriented
community.”*



Quality Lifestyle



Warburg is known as a friendly, quiet and family-oriented community. High quality amenities that contribute to a good quality of life include:

- K-12 school
- Health centre with primary care network and licensed practical nurse (LPN)
- Pharmacy
- Seniors lodge
- Hockey arena, curling, rink, large community hall, nice parks/playgrounds/spray park
- RV campground
- Top in class (in North America) karting track and active club
- Active volunteer society and clubs including Cultural Society, Museum Society, Ag Society, 4-H

Access to Fun

- 15 minutes to Pigeon Lake / cabin country
- 2 hours to Nordegg and the Forestry Trunk Road
- 1 hour to the Brazeau Dam and numerous other lakes and rivers in the region





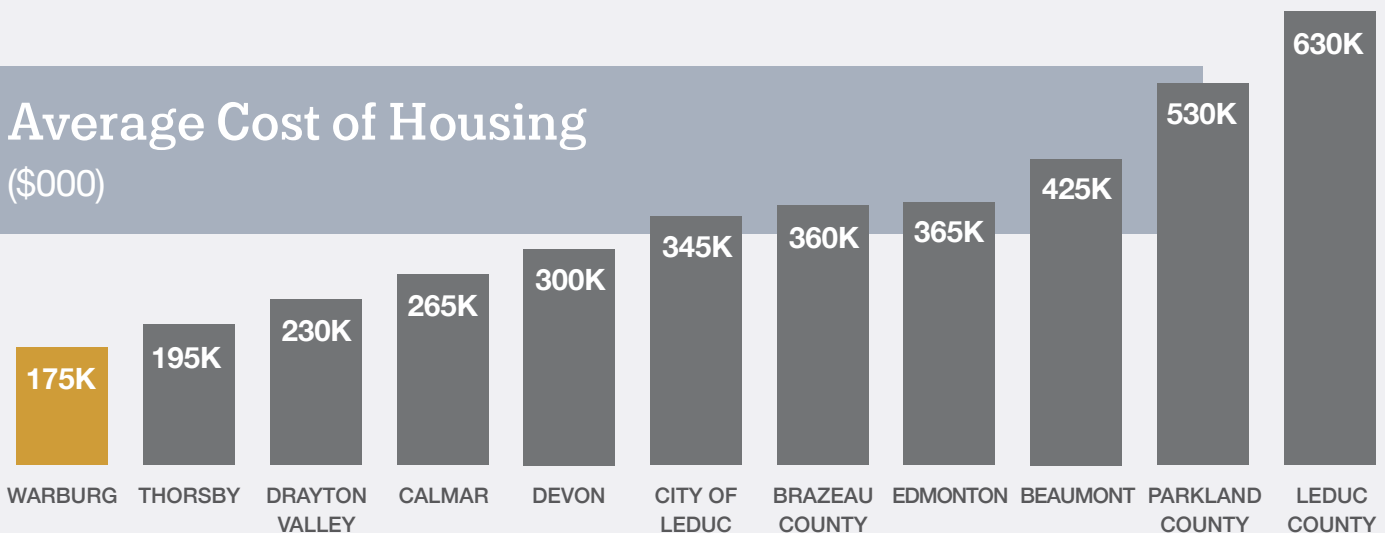
In Warburg you can still buy a good-quality home with a large yard for under \$200,000!

Affordable Living

- Good selection of housing types, ranging from homes with attached garages to mobile homes
- Generous lot sizes (50 x 120 ft) available for under \$50,000
- Average residential sales price of \$175,000 (2020)
- Be “Home Free” while tele-commuting or running a home-based business
- 10% lower than Thorsby; 35% lower than Calmar; 60% lower than Edmonton regional average

Average Cost of Housing

(\$000)




Notes: Average sales price (000's) in 2020, all residential units. Source: CREA.





Connect with us to learn more about living and investment options – Village staff is knowledgeable and happy to help.




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