

## Investment Destination:

# Flagstaff County

### ABOUT

The Flagstaff Region has become known as the “Community of Communities”, as it consists of 10 communities – creating an area that boasts an affordable cost of living, exciting recreational opportunities, friendly people, and a quiet rural lifestyle. Covering nearly 1 million acres, it has an extremely rich and diverse landscape. Approximately 87% of the region’s land is under agriculture production. The area economy thrives on its agricultural base and energy sector. Resilient, proud, friendly and entrepreneurial, the County works together to nurture new and innovative economic horizons and pursue a salt-of-the-earth way of life. More deeply, Flagstaff region is classic Alberta, rooted in values as stable as bedrock for those who want to pursue life more authentically lived.

Flagstaff is an agricultural leader, producing a wide variety of crops that have the potential to be locally processed in a low-cost business environment. It is also a provincial distribution hub for the North American Oil & Gas sector via the presence of the Hardisty Energy Hub. Potential outdoor and Agri-tourism opportunities, along with existing heritage tourism opportunities have been identified as having significant competitive advantages for the region.



### HIGHLIGHTS

- Convenient access to the Eastern Alberta Trade Corridor (EATC), linking Northern Alberta to Mexico, ideal for streamlined delivery & transportation.
- Access to rail – CP and Battle River Railway Short-line
- Access to air
  - Flagstaff Regional Airport
  - Hardisty Airport
  - Edmonton International Airport (150km away)
- Development permits: 4-6 weeks
- Zoning permits: 2-3 months

### DEMOGRAPHICS

- Population: 3, 694 (2021 Census)
- Median Age: 45.2 years
- Average Household Income: \$101, 700 (2021 Census)
- Highly skilled workforce with 44% population with post-secondary education