

# DEVELOPMENT OPPORTUNITIES





## CEO Message

Welcome to the Red Deer Regional Airport, where access to 800,000 m<sup>2</sup> of prime real estate is now available for development.

Current development opportunities include our North End Land Development Project, which is managed by the Rice Group, and encompasses 760,000 m<sup>2</sup> of prime airside accessible land immediately adjacent to our main 2,286m runway, and our South End Land Development Project, which is managed by Executive Flight Center Developments, and includes more than 40,000 m<sup>2</sup> of prime real estate that is both airside and ground side accessible.

Additionally, our stakeholders, which include both the City and County of Red Deer, have a comprehensive understanding of all facets of the land development process. They are able to easily guide any potential customer through the various stages of development, which include among other things; design, construction and potential investment/financing. The close relationship between our stakeholders and developers creates an ideal environment that eliminates issues commonly found with airport development.

The future development of airport land is not only critical to the success of the airport, but also to that of the surrounding area as well. These are the places we live, work, and play, and we are fully committed to ensuring these communities continue to thrive and reap the benefits that land development can bring.

Understanding the political climate and policies that affect business and our communities along with an acute business acumen enables us to explore the best possible solutions that satisfy approval agencies, avoid delays, prioritize common objectives, mitigate risk, and ensure smooth project delivery.

In closing, I would like to thank you for your interest in the Red Deer Regional Airport, and should you require any additional information, please feel free to reach out to our knowledgeable development teams at Rice Group and EFC Developments or visit [flyreddeer.com](http://flyreddeer.com).

Regards,

Graham Ingham  
Chief Executive Officer  
Red Deer Regional Airport



### Did you know?

The Red Deer Regional Airport has some of the most affordable aviation land opportunities in Canada? With serviced lot lease rates of only \$3.00/M<sup>2</sup>, and runway adjacent land available, their development partners make relocating to YQF an easy, cost effective solution for your business. Looking to consider lowering your organizations overhead costs? The Red Deer Regional Airport may be the solution.





## YQF Info

Welcome to the Red Deer Regional Airport!

Your new home for business with tremendous access to Alberta and North American markets! The Red Deer Regional Airport is strategically located between Edmonton, AB and Calgary, AB (giving you the benefit of the CANAMEX corridor, without the price tag).

Located in Red Deer County, a mere 8kms south of the City of Red Deer, and easy accessibility to highway 2, your business will benefit from the tremendous sense of community established at the Red Deer Regional Airport.



Join our 18 Commercial Aviation businesses currently thriving at the airport, and place your roots in Central Alberta. With one of the strongest economies in Western Canada, Central Alberta supports major corporate demand from oil and gas, agriculture, manufacturing, and tourism. We invite you to join us, and become our partner, as we develop more than 200 acres of land at the Red Deer Regional Airport!

Over 800,000/M<sup>2</sup> of Prime Aviation Real Estate Available Adjacent Airport's Main 2286 M Runway

Access to more than 2.8 Million people within a 90 Minute Radius

Most competitive taxation system in Canada!

Serviced lot lease rates of \$3.00/M<sup>2</sup> (CAD)

Suited for Retail, Commercial, Aviation, Cargo, and Industrial

Young educated workforce

Easy access to Universities, Colleges, and Technical School

Effective public health care system

Affordable, readily available housing and real estate

Convenient and quick access to Rocky Mountains

### Did you know?

The Red Deer Regional Airport is located a mere 7kms off of highway 2, which is a vital part of the CANAMEX trade corridor. This ideal location between Calgary and Edmonton gives access to a population of over 2.8 million within a 90 minute radius.

## Airport Benefits

The airport benefits municipal, provincial and federal government agencies, travel agents, those that promote the area for tourism and visitors to the region, local businesses and head offices with satellite offices in the area.  
Economic Drive

The reach of the airport grows to touch every citizen in this region spanning from the Rocky Mountains in the west, to the Saskatchewan border in the east, to north and south along the Queen Elizabeth II highway. The Red Deer Regional Airport is an essential economic driver for the community and a valuable asset.



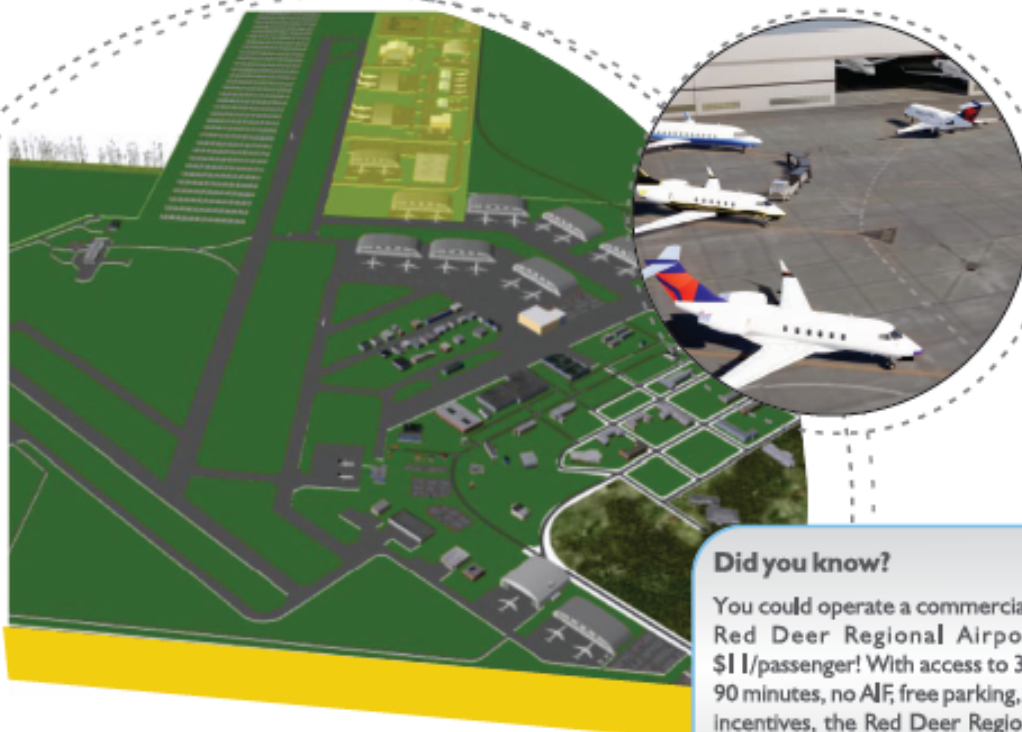
# RICE GROUP

Ph: 905-888-1277  
Info@ricegroup.ca

75 Tiverton Court, Markham Ontario, Canada L3R 4M8

Rice Group is a vertically integrated retail, industrial, and infrastructure developer with a proven track record of executing on its project strategies. This Toronto based developer currently has access to over 750,000/M<sup>2</sup> of prime runway adjacent real estate at the Red Deer Regional Airport. This opportunity will provide an ideal location for a business looking to gain access to a market of over 2.8 million within a 90 minute radius, while keeping overhead costs of airport operations to a minimum. This ideal property location would prove beneficial for organization in logistics and cargo, aircraft maintenance, or airline operations- but would also benefit large scale aviation business' who are looking to increase business efficiencies.

The Rice Group's dynamic and experienced team specialize in strategic planning and leasing opportunities for all sectors, with portfolio management experience across Canada.



#### Did you know?

You could operate a commercial passenger out of the Red Deer Regional Airport for as little as \$11/passenger! With access to 3 million people within 90 minutes, no AIF, free parking, and other operational incentives, the Red Deer Regional Airport is an ideal location for any airline interested in operating a low cost passenger service.



Ph: 403-291-8075  
jgroothius@efcdev.ca

660 Palmer Rd NE, Calgary, AB T2E 7R3

EFC Developments is a commercial general contractor that has been providing property development, construction, property maintenance and leasing services at regional and international airports in western Canada since 1991.

EFC Developments has successfully completed over \$100M of aviation-related projects.

Supported by a network of specialized staff and subcontractors, it manages properties and projects throughout Western Canada. EFC Developments can manage any size of project ensuring flexibility and scalability of any type of construction task. Effective project management plus experienced administrative and site personnel ensure all projects undertaken by EFC Developments are completed on time, within budget and scope.

EFC Developments' work encompasses many types of construction services, including:

- Design Build
- Pre-construction planning
- Estimating, costing and procurement
- Construction management
- Sub-contractor management

EFC Developments is currently partnered with The Red Deer Regional Airport to market numerous areas of aviation Real Estate around the airport property.

EFC Developments currently has market availability for commercial, industrial, AND aviation style organizations; on a lease or purchase basis.







### Did you know?

The Red Deer Regional Airport saw over 75,000 aircraft movements in 2019, which is an average of 200 movements a day! Our busy airport is the 4th busiest airport in Alberta!

For more information on living and working in Central Alberta, visit [investcentralalberta.ca](http://investcentralalberta.ca)

## AIRPORT PARTNERS



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### A Growing Population

- Between 2011 and 2016, the Springbrook population increased 40% from 1,079 to 1,507 and continues to climb
- Springbrook continues to outpace the population growth of most communities within the area
- The population of Red Deer County has grown over the past five years by 7%.

### A Young Workforce

- The proportion of residents in the 25 to 44 age group in Springbrook is significantly higher than other locations (with an average of 30 years of age) and a small share of senior population at 3% (age 65 years and over).
- A large number of young families live within the Springbrook community (average household size of 2.7).
- Over 550 private dwellings within the community.



CONSTRUCTION  
ELECTRICAL  
PLUMBING  
WOODWORK

**403.342.1410**

#110 7569 EDGAR INDUSTRIAL COURT, RED DEER | WWW.BUDAL.COM





**Red Deer Regional Airport**  
A3801 Airport Drive  
Springbrook, AB T4S 2E8  
Phone: 403-886-4388  
[www.flyreddeer.com](http://www.flyreddeer.com)

