

BIG SKY... ENDLESS OPPORTUNITIES



Invest In...

Special Areas No. 3



Special Areas No. 3 is a member of Palliser Economic Partnership (PEP), which is the economic development alliance for Southeast Alberta. Special Areas No. 3 is located in the southern region of the Eastern Alberta Trade Corridor.



ABOUT SPECIAL AREAS NO. 3

Special Area No. 3, located in Alberta's Palliser Economic Partnership region, offers a unique investment landscape where agriculture, energy, and logistics intersect. With a robust agricultural base, a thriving energy sector, and expanding renewable energy projects in wind and solar, the area supports sustainable growth. The CN Short Line provides strategic transportation connectivity, ideal for logistics and distribution. Small businesses flourish, leveraging technology for global access, and a welcoming community fosters innovative ideas. Affordable land prices, competitive taxes, and municipal support create a supportive environment for new development. Special Area No. 3 is a region where opportunity and growth meet.

Community Snapshot

Population	1,142 (2021)
Value of all Regional Building Permits	\$178,702,000
Non-Residential Tax Rate	15.7683
Value of Major Projects in the Region	\$5,440,600,000

Source: 2023-2024 Alberta Regional Dashboard



Palliser Economic Partnership is a Proud Partner of the Eastern Alberta Trade Corridor (EATC)
www.palliseralberta.com



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INVEST IN... Special Areas No. 3



OUR TOP INDUSTRIES



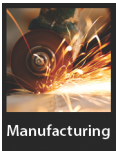
Agriculture

Agriculture is both diverse and thriving, with primary crops like peas, lentils, mustard, wheat, barley, and canola. Traditional cattle ranching, alongside large-scale hog and poultry operations, strengthens the region's agricultural diversity and economic resilience. The Chinook Applied Research Association (CARA) provides extension services to farmers and ranchers and supports soil health through its Soil Health Lab. CARA's applied research, demonstration, and extension projects effectively connect research with producers.



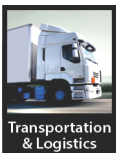
Renewal Energy

Special Areas is an ideal location for renewable energy projects, offering abundant, affordable land, strong solar and wind resources, and supportive infrastructure. Historically anchored by oil and gas, the region has evolved to include significant wind and solar developments, fostering a balanced energy mix that strengthens economic resilience. With a pro-development regulatory environment and proximity to power grids, Special Areas stands as a strategic hub for energy innovation.



Innovative & Transformative Industries

Special Areas is an ideal location for innovative and transformative industries, offering vast, affordable land and access to essential infrastructure. With a supportive regulatory environment and proximity to major transportation networks, the region provides a strong foundation for sectors such as biotechnology, data centers, artificial intelligence, and value-added agriculture. Special Areas' commitment to sustainable growth and openness to emerging technologies like hydrogen production, battery storage, and electric vehicle infrastructure creates a welcoming landscape for industries.



Transportation

Transportation is well-supported by essential infrastructure, ensuring efficient logistics for various industries. Hwy 9 serves as the main east-west route, while Hwy 41 is a primary provincial route for north-south trucking. The CN Short Rail Line links the region to ports, supporting exports and bringing in equipment for major projects. The Hanna Municipal Airport features a 3,500-ft runway, with Calgary providing the nearest commercial and air freight services.

COMMUNITY STATISTICS

	2021 Totals*	2021 %*
Demographics		
Population	1,142	
Median age of the population	45.2	
Total number of census families in private households	320	
Total number of private households by tenure	440	
Owner	385	87.50%
Renter	55	12.50%
Average value of dwellings (\$)	\$153,000	
Average income \$	\$45,100	
Average household total income \$	\$74,800	
Labour Force		
In the labour force	640	
Participation rate		74.00%
Unemployment rate		4.70%
Management occupations	0	0.00%
Business, finance and administration occupations	50	8.00%
Natural and applied sciences and related occupations	0	0.00%
Health occupations	40	6.40%
Occupations in education, law and social, community and government services	20	3.20%
Occupations in art, culture, recreation and sport	0	0.00%
Sales and service occupations	80	12.80%
Trades, transport and equipment operators and related occupations	65	10.40%
Natural resources, agriculture and related production occupations	355	56.80%
Occupations in manufacturing and utilities	15	2.40%
Education		
High school diploma or equivalent	330	38.15%
Postsecondary certificate, diploma or degree	420	48.55%
Apprenticeship or trades certificate or diploma	130	15.03%
College, CEGEP or other non-university certificate or diploma	205	23.70%
University certificate or diploma below bachelor level	10	1.16%
University certificate, diploma or degree at bachelor level or above	0	0.00%

*Source: 2021 Statistics Canada Census

SITE SELECTION INFORMATION

Services

Electrical Provider(s)
Natural Gas Provider(s)
Broadband Provider(s)
Water Management
Waste/Sewage Management

Providers*

ATCO Electric, Direct Energy, Enmax
Dry Country Gas, ATCO Gas
Xplore; Mascon
Special Areas Water Services
Big Country Waste Management Commission

*Please contact Providers for pricing & capacity information

Contact Us

Special Areas No. 3
PO Box 820, 212-2nd Ave. W.
Hanna, AB T0J 1P0
Phone: 403-854-5600
specialareas.ab.ca