



INVEST IN LANGENBURG

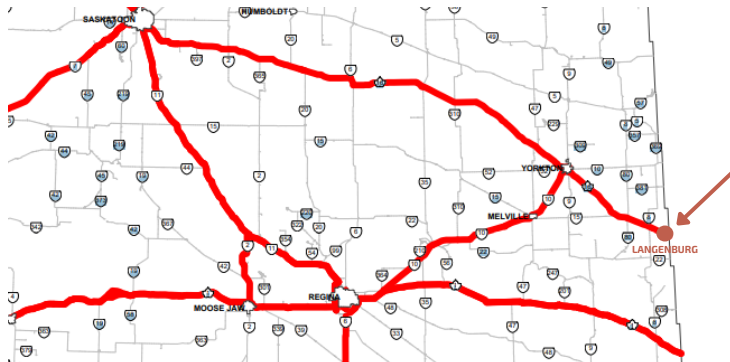
LANGENBURG INVESTMENT PROFILE, 2021

...A HIDDEN GEM IN THE EAST CENTRAL SASKATCHEWAN

The Town of Langenburg and R.M. No. 181 is located in East-Central Saskatchewan on Highway No. 16, at the intersection of Highway No. 8 and just 15 km from the Manitoba border. Langenburg is a full-service community of 1,726 people that serves 5,500 people in its trading area. Within an 80 km radius, a market of 55,000 people is accessible. Growing Langenburg has world-class industries and focuses on creating the most competitive business environment in the area.



...JUST MINUTES FROM THE BIGGEST POTASH PRODUCERS IN THE WORLD...



RICH LANDS

- One of the best ore deposits in the world lies in the Langenburg area. Two of Canada's largest mines operating in a 50 km radius have been supplying the highest quality potash to global customers for decades and plan another 100+ years of operations.
- The land surrounding Langenburg along with good drainage systems and moisture-holding qualities make this area perfect for grain growing and mixed farming. The soil is deep black loam over a subsoil of heavy clay. Yields of grain grown in this soil are consistently higher and more reliable than yields in other soils.

GOOD LOCATION

- Langenburg's central time zone and central location in North America make it easy to do business throughout the continent;
- Langenburg is just 10 min away from the Manitoba border and 2 hours from the US, the biggest consumer market in the world;
- Langenburg is part of the National Highway System. Yellowhead Highway #16 goes through the Langenburg and offers great connectivity provincially and nationally;
- Langenburg has easy access to the TransCanada Highway #1, the world's longest national road;
- Langenburg is located on the mainland of the Canadian Pacific Railway (CPR).



...AND IN THE MIDDLE OF THE RICHEST CANADA AGRICULTURE LANDS!

...A HIDDEN GEM IN THE EAST CENTRAL SASKATCHEWAN



LANGENBURG'S ECONOMY

- **Mining (27% of the workforce).** Langenburg is just minutes away from two world-class potash mines operated by MOSAIC-Esterhazy and NUTRIEN-Rocanville. These producers employ 2,000 people in the area and significantly contribute to a high standard of living.
- **Agriculture (16%).** The second largest industry in the Langenburg area is agri-business with 113 farms operating in the R.M. of Langenburg No. 181. The community focuses on growing strong primary production of crops and livestock. Main crops are canola, spring wheat, oats, barley, and peas. The second biggest farming type is beef cattle. Langenburg is close to three large canola-crushing plants, grain elevators, and just 40 min away from many food processing facilities.
- **Health Care (15%).** Health Care Industry is the biggest employer in the town employing more than 200 people. Langenburg's Health Care Complex is administered by Saskatchewan Health Authority and offers easy access to many health facilities and services such as family doctors, laboratory services, home care service, care home, activity center. Also, the town has a private care home, two pharmacies, a dental clinic, and many other wellness and fitness services offered by private businesses.
- **Retail (10%).** Langenburg's retail sector consists of more than 100 retail and service businesses, serving 5,500 people in the area. The town's business district lies in the middle of the town by Highway No. 16 and a tourist rest area where traffic counts in excess of 2,000 vehicles per day.
- **Education (8%).** Built-in 2016, Pre-K-Grade 12 Langenburg Central School employs 65 people.

WHY INVEST IN LANGENBURG:

- Good location and fast commute times;
- A strong, diverse economy anchored in mining and agriculture;
- Large employers in the area;
- Daily flow of 2,000 vehicles through the town;
- Steady population growth;
- A "hub" service community for 5,500 people within 30 km radius, and 55,000 within 80 km;
- High standard of living. The median household income is \$83,294 per year;
- Low unemployment rate (3.2%) and large workforce pool with 41,500 people in the region;
- Affordable commercial and residential lots;
- One of the lowest commercial tax rates in the region. On average, commercial property owners pay 0.8 times (2021) the municipal property taxes of residential property owners;
- Low business license fees, attractive business incentives, facade improvement grant, and forward-thinking municipality support;
- Small town feel with all the needed amenities. Including quality health care, Pre-K - Grade 12 education, infrastructure, utilities, and high-speed internet capabilities;
- Great and well maintained recreational facilities and a big variety of sports programs;
- An extremely safe, welcoming, and supportive community with access to high-quality water that is one of the cheapest in the region.

CREATING A BUSINESS-FRIENDLY ENVIRONMENT IS LANGENBURG'S MAIN OBJECTIVE!

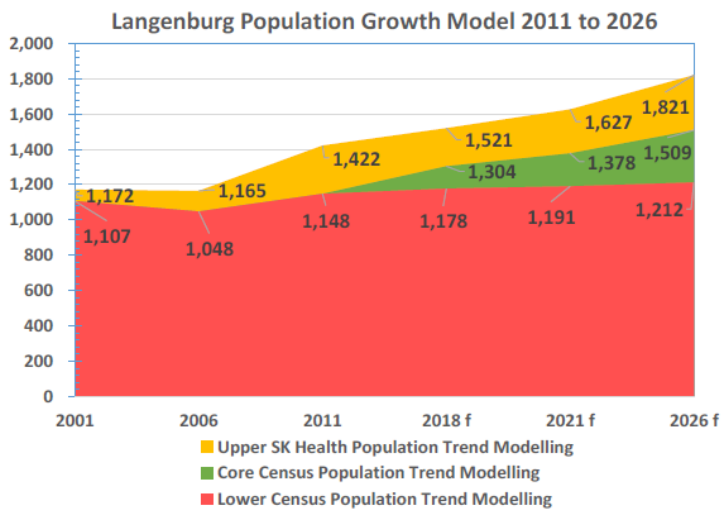
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POPULATION

Langenburg is home to 1,726 people (1,169 live in town and 557 in the R.M. of Langenburg). It is forecasted that in 2026 Langenburg town will be home to more than 1,509 people.

Median age: 40. The largest group of people in town are families, between 30 and 34 years old. 57.21% of the population are in the working-age group between 15 to 64 years old, while 34.35% make up the younger population which will be a part of labour force in less than 2 decades.



LANGENBURG IS ONE OF THE FEW RURAL SK COMMUNITIES THAT CONTINUES TO SEE POPULATION AND QUALITY OF LIFE GROWTH.

LABOUR FORCE

Langenburg community (Town and R.M.) has 900 people in its labour force (66%). A regional labour force of 41,500 is available within the area that covers 32,600 sq. km. It is forecasted that the labour force will grow by 10% until 2026.

In the last two censuses, Langenburg's employment rate grew by 10.5%. That reflects positive economic conditions in the community and implies that people looking for a job are getting matched to an employer. Unemployment rate is 3.2% (Canada 6.3%).

HOUSEHOLD INCOME

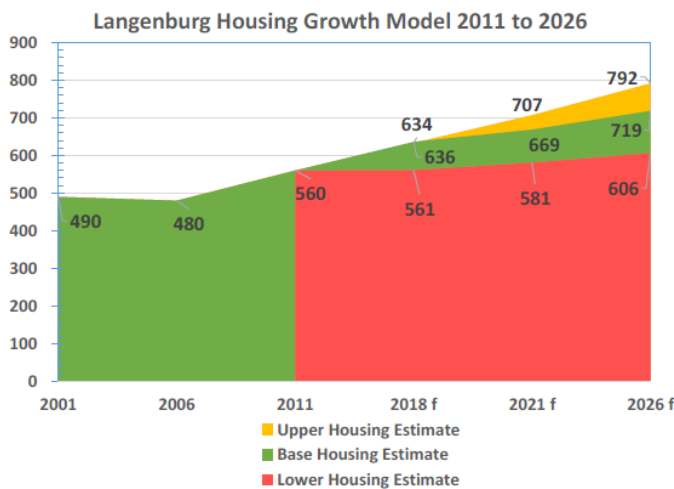
Langenburg town's median household income is \$83,294, 9% higher than the national average. Langenburg R.M. No. 181 median household income is \$94,095, 23% higher than the national average.

LARGEST EMPLOYERS IN THE AREA

- Saskatchewan Health Authority
- The Mosaic Potash Esterhazy
- Nutrien Rocanville
- Russell Redi-Mix Concrete
- Bunge Canada, Harrowby
- Bridgeview Manufacturing, Gerald
- The manufacturing sector in the region (MAKI Services, RAM Industries, Morris Industries, Leon Manufacturing)
- Agri-business and food processing companies (Richardson, Cargill, Harvest Meats, TA Foods, Grain Millers, Cargill)

LANGENBURG IS THE PLACE TO BE...FOR RESIDENTIAL DEVELOPMENT

The Town of Langenburg has a big opportunity for residential development! **The town sees a big demand for affordable residential housing for young families, 55+ housing for seniors, and extremely lacks rental opportunities for both families and individuals.** Langenburg and area Housing Need & Demand Assessment Survey (2016) investigated that there is a strong anticipated need (based on forecasted population growth) for additional housing and rental housing over the next 10 years with a further 109 dwelling units needed. 79 owner-dwelling units and 30 tenant rental units.



THE TOWN PROVIDES A THREE-YEAR 100% LAND AND BUILDING TAX INCENTIVE FOR NEW HOUSE CONSTRUCTION!



DEVELOPED LOTS

The town has about 30 empty residential lots available including 21 newly developed lots located in Century Crescent street. Price: \$18,600 - \$36,698.

	Studio / 1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom +	Total
RENTAL					
Apartment					1
Single-Detached House	3	4	2		9
Multi-plexes / Townhouse					1
Movable Dwelling					
ACCESSIBLE & SENIORS					
Senior Units	4	5	3	1	13
Family Units	1	2	1		4
Individual Units		1			1
BAND HOUSING					
Band Housing					
OWNERSHIP					
Single-Detached House	1	4	16	14	35
Apartment		1	4	3	8
Multi-plexes / Townhouse	1	4	16	14	35
Movable Dwelling					
TOTAL*	11	22	43	33	109

TOWN DWELLINGS

Langenburg has 549 dwellings (2016). The majority of them were constructed on the Southside of the town between 1961 - 1980. In 2006 - 2016 newer 45 homes were built on the Northside of the town. All town streets are paved.

- 415 homeowners and 90 renters;
- 420 single detached homes (77%);
- 50 one-bedroom, 75 two-bedroom, 210 three-bedroom, 165 four or more bedroom homes.

LANGENBURG IS THE PLACE TO BE...FOR SPECIALTY RETAIL



The Town of Langenburg is striving to create a more authentic retail, social and walkable commercial district. The town together with Business Association focusing on creating a vibrant atmosphere and recently developed a future main street photo vision that is expected to be implemented by 2024.

WHY TO OPEN BUSINESS IN LANGENBURG:

- The town's business district lies in the middle of the town along busy Highway No.16 and visitors rest area where traffic counts in excess of 2,000 vehicles per day;
- Langenburg is a full-service centre servicing more than 5,500 people in its trading area (30 km radius) who come to Langenburg to shop. Another large group of customers is SK travelers;
- A growing residential population and high household income (\$83,294 per year) create strong spending potential;
- Langenburg community understands the importance of shopping locally and greatly supports local small businesses. The town periodically organizes Shop Local Campaigns and creates free promotional opportunities.
- The town has one of the lowest in SK commercial tax rates. On average, commercial property owners pay 0.8 times (2021) the municipal property taxes of residential property owners;
- Town offers a Facade Improvement Grant of up to 7,000 to help local businesses to keep their commercial buildings attractive.



LANGENBURG PROVIDES 2 TO 4 YEARS 100% TAX INCENTIVE FOR COMMERCIAL BUILDING CONSTRUCTION OR PURCHASE OF EXISTING ONE!

Specific opportunities exist in a unique clothing boutique, specialty health foods, outdoor or indoor recreational businesses, microbrewery, housewares, food truck, thrift shop, gourmet bakery as well as cleaning business and entertainment for youth and adults.

LANGENBURG IS THE PLACE TO OFFER... HEALTHCARE AND WELLNESS SERVICES



The Town of Langenburg promotes a healthy lifestyle and is striving to create a wellness oasis in the surrounding area.

Specific opportunities exist in:

- **chiropractor services,**
- **private family doctor,**
- **naturopathic doctor,**
- **optometrist,**
- **hearing services,**
- **wellness or mental retreat centers,**
- **spa body treatments,**
- **anti-aging facial treatment services,**
- **hairdressers, hairstylists,**
- **CrossFit facility and instructor,**
- **and other services related to beauty, aging, or senior health.**

EXISTING SERVICES:

- Health Centre (full-time nurse practitioner, two part-time rotating doctors, lab, x-ray, home care, public health);
- Level 1 public and level 4 private care home;
- Pharmacy (2);
- Massage Therapist (1);
- Dental Clinic (1);
- Nutrition consultant (1);
- Herbalist (1);
- Day SPA (manicure, pedicure, sugaring, eyebrows);
- Eyelashes extension service (1);
- Hairdress salon (1 women's, 1 men's), although fully booked;
- Yoga and fitness instructors (2).



LANGENBURG IS THE PLACE TO BE.. FOR INDUSTRY



Langenburg belongs to a highly productive potash mining, canola, and wheat farming region, including a significant cattle industry.

Langenburg area (within an 80 km radius) is known as being a centre for manufacturing and agriculture added-value processing. Three canola crushing plants, many grain elevators and terminals, agriculture implements, oilfield, mine equipment, farming technology, custom machining manufacturing, meat, wheat processing, and wheat straw recycling is just a few examples of what this area has to offer.

Two of Canada's largest potash mines (within a 50 km radius) currently investing in multiple upgrades and expansions too, that secure this area's growing economy for years to come.

Langenburg's prime, easily accessible location, strong industries, a market of over 55,000 people (within 80 km), affordable land, low taxes, growing workforce are the next location for your big business project.

SPECIFIC OPPORTUNITIES:

- Agriculture added-value processing;
- Indoor farming (greenhouse, aquaculture, etc.)
- Distribution and warehousing;
- General manufacturing;
- Flex-use commercial space development.



LANGENBURG IS AN IDEAL LOCATION TO LIGHT INDUSTRIAL INVESTORS!

