

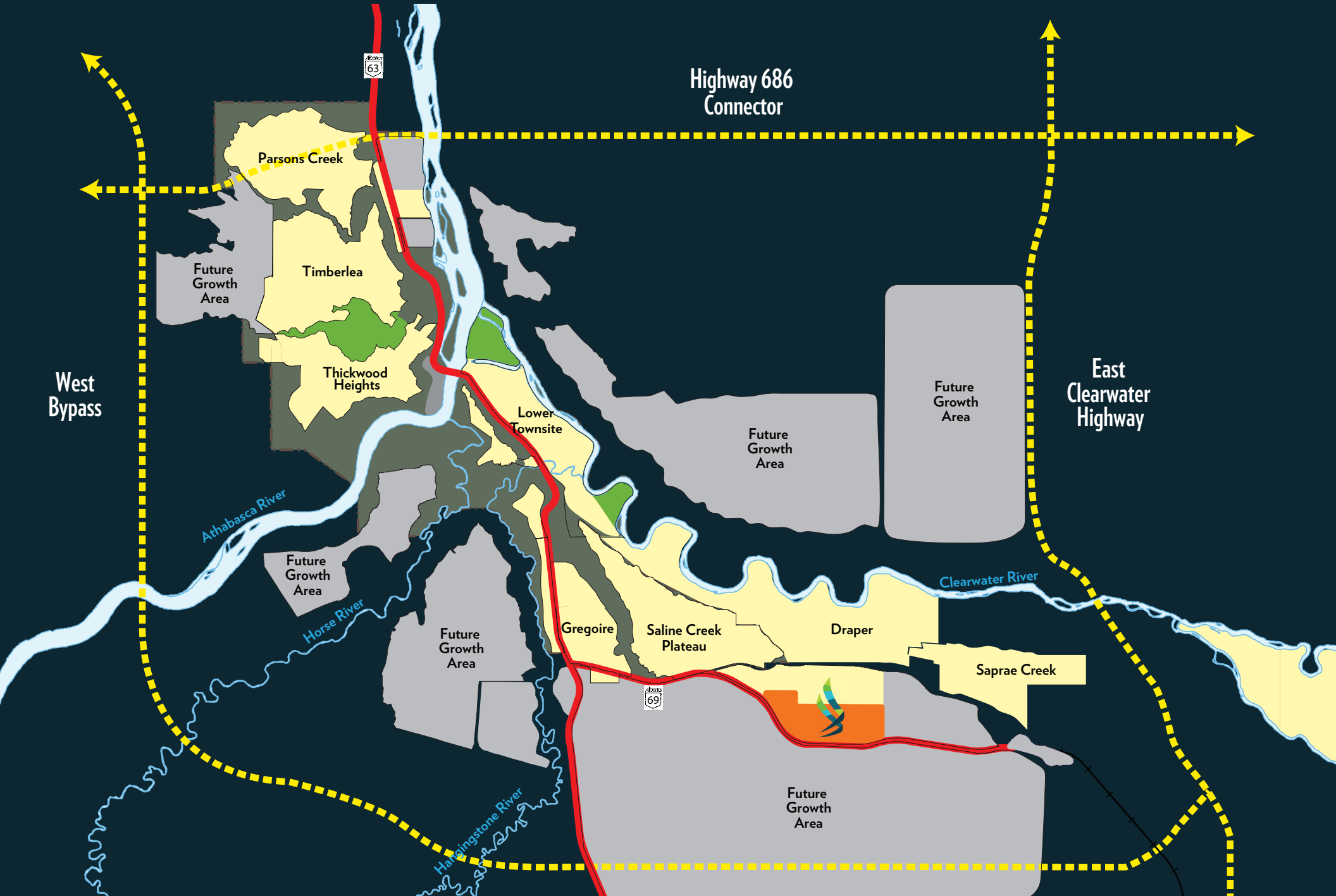


# AURORA LANDING

AT FORT MCMURRAY INTERNATIONAL AIRPORT



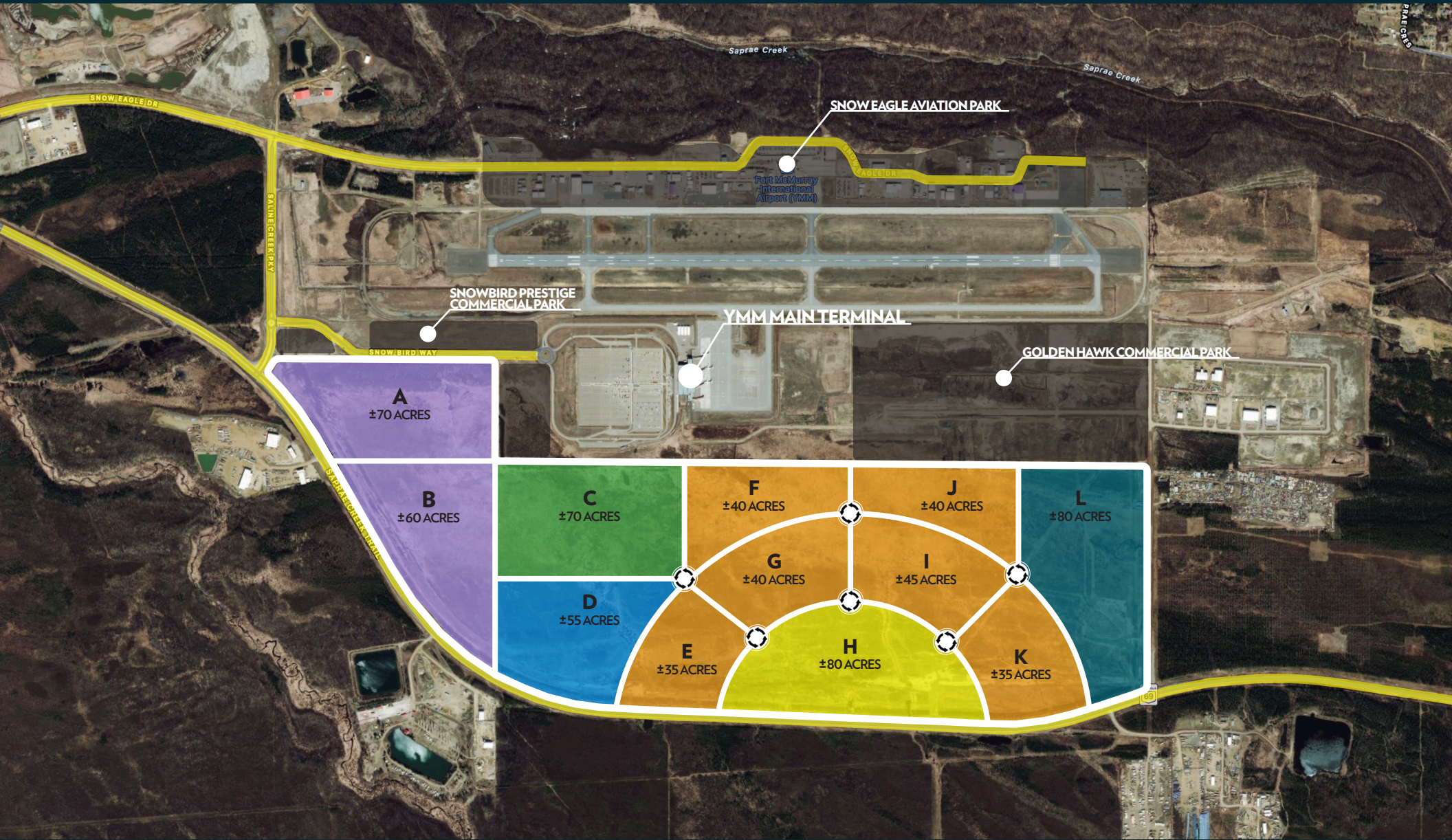
# REGIONAL OVERVIEW





# OPEN FOR BUSINESS

## ONE LOCATION, MULTIPLE OPTIONS.



DESTINATION  
RETAIL/LEISURE/  
ENTERTAINMENT  
DISTRICT

CONFERENCE/  
EXHIBITION  
DISTRICT

HOTEL  
DISTRICT

TECHNOLOGY/  
LOGISTICS PARK

SIGNATURE  
OFFICE CAMPUS

TRANSPORTATION  
SERVICES/  
TRAVEL CENTRE/  
AUTO MALL



# DEVELOPMENT OPPORTUNITIES

LAND SALE

LONG TERM LAND LEASE

DEVELOPMENT JOINT VENTURE



# DEVELOPMENT ADVANTAGES

Expansive Site Coverage ( $\pm 650$  Acres of Developable Land)

Flexible Development Site Configuration

Excellent Commercial Frontage Profile ( $\pm 4.0$  Km)

Unconstrained Egress & Ingress Points

Adjacency of YMM Passengers & Local Work Force

Long Term Commercial/Industrial/Residential Support Base

Immediate & Flexible Long-Term Development Timeframe



AURORA LANDING IS THE

**LARGEST**

**COMPREHENSIVE COMMERCIAL MASTERPLAN**  
IN FORT MCMURRAY & NORTHERN ALBERTA.

THE FMWB REGION IS HOME TO OVER

**110,000**  
**RESIDENTS**

WITH ONE OF THE WORLD'S LEADING  
ENERGY SECTORS AND A STRONG  
OIL + GAS INDUSTRY WORKFORCE.

THE FMWB REGION IS EXPECTED TO SEE  
STRONG POPULATION GROWTH EXCEEDING

**170,000**  
**RESIDENTS**

BY 2040.

FMWB HAS ONE OF THE

**YOUNGEST**  
**POPULATION BASES**

WITH A MEDIAN AGE OF **35.6 YEARS** (2023).

THE FMWB REGION HAS ONE OF THE

**STRONGEST**  
**INCOME LEVELS**

IN THE COUNTRY WITH AN AVERAGE OF  
**\$217,284** PER HOUSEHOLD (2023).



THE REGION LEADS IN THE NATION  
WITH ONE OF THE

**HIGHEST PER HOUSEHOLD**  
**RETAIL/LEISURE SPENDING**

ESTIMATED AT **\$67,200** IN 2023.

THE FMWB MARKET IS PROJECTED TO  
GENERATE **SIGNIFICANT RETAIL**  
**EXPENDITURE** EXCEEDING

**\$5.6 BILLION**

BY 2040, A RISE AVERAGING **5.0%** PER ANNUM.

THE MARKET HAS A SIGNIFICANT

**COMMERCIAL RECAPTURE**  
**OPPORTUNITY**

WITH A SUBSTANTIAL SPENDING  
**OUTFLOW/LEAKAGE OF 38.2%**  
OUT OF THE TRADE REGION.

AURORA LANDING IS WELL POSITIONED AS THE  
**LOGISTICS GATEWAY &**  
**COMMERCIAL INTERMODAL**  
**HUB**

FOR A WIDE VARIETY OF LAND USES  
TO SERVE THE ENTIRE FMWB & NORTHERN ALBERTA REGION.

AURORA LANDING FEATURES

**EXPANSIVE SITE COVERAGE**  
**OF ±650 ACRES**

**DELINEATED INTO 12 DISTINCT PARCELS**  
OFFERING A RANGE OF SIZES  
TO MEET THE MARKET AND USER DEMAND.

AURORA LANDING ENJOYS AN EXTENSIVE

**4.0 KM COMMERCIAL**  
**FRONTAGE**

**ALONG HIGHWAY 69**  
WHICH PERMITS OPTIMAL TENANT CONFIGURATION  
AND EFFICIENT PROJECT DESIGN.

LOCATED LESS THAN 25 KM FROM  
PARSONS CREEK (THE FARTHEST URBAN COMMUNITY),  
AURORA LANDING IS **ACCESSIBLE**  
**FROM ALL POINTS** WITHIN A

**±20 MINUTE DRIVE TIME.**

**FORT MCMURRAY INTERNATIONAL AIRPORT**  
SERVES AS THE PRIMARY CATALYST FOR  
**DESTINATION PATRONAGE DRAW**  
FOR **COMMERCIAL OFFERINGS**  
WITH A PROJECTED CAPACITY OF

**1.5 MILLION AIRPORT**  
**PASSENGERS**

BY 2040.





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## ONE LOCATION, MULTIPLE OPTIONS.

THE FORT MCMURRAY INTERNATIONAL AIRPORT (YMM) IS THE AVIATION CENTRE OF THE ATHABASCA OIL SANDS REGION AND A STRATEGIC GATEWAY FOR CANADA'S ENERGY SECTOR TO THE WORLD. THE AIRPORT IS LOCATED 15 MINUTES FROM DOWNTOWN FORT MCMURRAY AND IS IN CLOSE PROXIMITY TO HIGHWAY 63, PROVIDING EASY ACCESS TO THE REGION'S OIL SANDS DEVELOPMENT SITES, THE EDMONTON REGION AND WESTERN CANADA. OUR VISION IS NOT ONLY FOR YMM TO BE THE PREMIERE AVIATION FACILITY IN NORTHERN ALBERTA, BUT ALSO THE HUB OF COMMERCIAL, RETAIL, OFFICE AND LOGISTICS ACTIVITIES IN THE WOOD BUFFALO REGION.

FOR MORE INFORMATION ABOUT AIRPORT LAND AND BUSINESS DEVELOPMENT, PLEASE CONTACT:

### MICHAEL SIEGER

VP AIR SERVICE AND COMMERCIAL DEVELOPMENT  
FORT MCMURRAY AIRPORT AUTHORITY

EMAIL: [MICHAEL.SIEGER@FLYYMM.COM](mailto:MICHAEL.SIEGER@FLYYMM.COM)

WEB: [WWW.FLYYMM.COM](http://WWW.FLYYMM.COM)

