



MARWAYNE



Invest In The Village of Marwayne



The Village of Marwayne is a member of Alberta HUB, the regional economic development alliance of Northeast Alberta, which is the northern region of the Eastern Alberta Trade Corridor.



ABOUT THE VILLAGE OF MARWAYNE

Marwayne is located on Secondary Highway 897 just 10 minutes north of the Yellowhead Trans Canada Highway in the southeast of the Alberta HUB region. Alberta HUB is a partnership of municipalities, First Nations, Metis Settlements, post-secondary educational institutions, and business/industry in northeastern Alberta meant to enhance the quality of life and economic interests of this region. Marwayne is progressive in agriculture, oil, and gas providing varied, high-income jobs. Situated centrally within the Vermilion River Region, Marwayne has a regional market of approximately 50,000 people, and retail supports the residential base and the needs of the oil/gas, and agriculture companies. While many people come to the region to work, people come to Marwayne for its lifestyle. If you value a small-town atmosphere backed by open prairie spaces and waterways, all within 30 minutes to city amenities, then Marwayne is the place for you.

Community Snapshot

Population	543 (2021)
Value of all Regional Building Permits	\$149,100,000 (2021)
Non-Residential Mill Rate	14.7 (2022)
Value of Major Projects in the Region	\$2,965,200,000 (2021)

Source: Statistics Canada Census and Alberta Regional Dashboard



Alberta HUB is a Proud Partner of the Eastern Alberta Trade Corridor (EATC)
www.albertahub.com



www.easternalbertatradecorridor.com



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OUR TOP INDUSTRIES



Oil and Gas

Marwayne is adjacent to the Cold Lake Oil Sands area, producing over 500,000 barrels of oil per day with the potential to rise another 150,000 by 2017 (Oil Sands Community Alliance data). Marwayne is home to major industrial facilities, including oilfield services, and is looking to foster new business in order to capitalize on this growth. Located in the County of Vermilion River with over 12,000 oil and gas wells, Marwayne is ideal for investment.



Agriculture

Agriculture is the primary industry with sales of grains, oil seeds, beef cattle, hogs and dairy products. Marwayne is centrally located in the County of Vermilion River with gross farm receipts over \$655 million (2021). Total crop land exceeds 825 thousand acres and the value of livestock and poultry exceeds \$241 million (2021). Major grain buying companies are located nearby on CN rail just south of Marwayne.



Location - Land

Marwayne is located on Secondary Highway 897, a north-south corridor connecting the Alberta Oil Sands and Highway 16, the Yellowhead Trans Canada corridor accessing global markets. Marwayne has lower land costs for commercial and residential investment with existing lots available. The opportunity exists for investors and partners to develop a zoned industrial subdivision to take advantage of major oil and gas projects in the area.



Transportation

Marwayne is located at the junction of Highway 45 and Secondary Highway 897, which connects south to Highway 16; the Yellowhead Trans Canada. Highway 45, a major east/west highway, links to Highway 41, a High Load Corridor serving the oil sands. Secondary Highway 897 heads north to the Cold Lake Oil Sands area. The nearest airport is Lloydminster, which has a 1,525 metre runway. CN Rail provides additional market access.

COMMUNITY STATISTICS

Demographics

	2021 Totals*	2021 %*
Population	543	
Median age of the population	38.4	
Total number of census families in private households	155	
Total number of private households by tenure	240	
Owner	195	81.25%
Renter	45	18.75%
Average value of dwellings (\$)	\$192,000	
Average income \$	\$51,000	
Average household total income \$	\$93,000	

Labour Force

In the labour force	350	73.70%
Participation rate		73.70%
Unemployment rate		11.40%
Management occupations	0	0.00%
Business, finance and administration occupations	35	7.45%
Natural and applied sciences and related occupations	15	3.19%
Health occupations	0	0.00%
Occupations in education, law and social, community and government services	30	6.38%
Occupations in art, culture, recreation and sport	0	0.00%
Sales and service occupations	90	19.15%
Trades, transport and equipment operators and related occupations	100	21.28%
Natural resources, agriculture and related production occupations	30	6.38%
Occupations in manufacturing and utilities	15	3.19%

Education

High school diploma or equivalent	205	43.62%
Postsecondary certificate, diploma or degree	150	31.91%
Apprenticeship or trades certificate or diploma	45	9.57%
College, CEGEP or other non-university certificate or diploma	75	15.96%
University certificate or diploma below bachelor level	0	0.00%
University certificate, diploma or degree at bachelor level or above	0	0.00%

*Source: 2021 Statistics Canada Census

SITE SELECTION INFORMATION

Electrical Provider(s)	ATCO Electric
Electrical Capacity	1 MVA
Natural Gas Provider(s)	County of Vermilion River Natural Gas Utility
Natural Gas Capacity	39 MCFH
Water Capacity	682 m3
Waste/Sewage Capacity	47,300 m3
Broadband Provider(s)	CCI, Bellevista Broadband, CCI Wired, MCSNet, XplorNet
Broadband Capacity	Up: To 10 Mb/s; Down: To 50 Mb/s



Contact Us

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Alberta HUB



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