



# Invest In

## The Town of Two Hills



The Town of Two Hills 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 TOWN OF TWO HILLS

Two Hills is located in the southwest 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. Two Hills is a perfect blend of town and country. With a growing population of over 1,400, and strategically located on Highways 36 and 45, Two Hills is the perfect place to raise a family and to enjoy an active lifestyle. There are employment opportunities in the agriculture and oil and gas industries. Due to our location, business opportunities are endless.

### Community Snapshot

Population	1,416 (2021)
Value of all Regional Building Permits	\$149,100,000 (2021)
Non-Residential Mill Rate	23.2 (2019)
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](http://www.albertahub.com)



[www.easternalbertatradecorridor.com](http://www.easternalbertatradecorridor.com)



## Invest in The Town of Two Hills

### OUR TOP INDUSTRIES



#### Oil and Gas

Highway 45 runs east/west through the Town of Two Hills, a main corridor to the oil and gas fields in northeastern Alberta. In addition, Highway 36, a High Load Corridor for major oil development products intersects Highway 45 in Two Hills. Low land costs, excellent infrastructure, an educated labour force and easy access to markets in the oil and gas industry, makes Two Hills an excellent choice to build or expand your business.



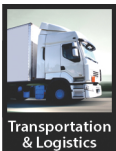
#### Agriculture

The area around Two Hills is blessed with rich soil and idyllic conditions. Home to a prosperous community of mixed farming operations, the region produces canola, wheat, oats, barely, rye, flax, hemp, cannabis and field pea crops. Located in the center of the County of Two Hills, which had over \$182 million in gross farm receipts (2021) and livestock/poultry valued at over \$98 million (2021), the Town of Two Hills is an excellent choice for agriculture investment.



#### Manufacturing

Two Hills has an innovative and growing manufacturing sector serving the agricultural and oil and gas industry, including specialized equipment for the production of heavy oil. A global manufacturer supplying the refuse industry thrives in Two Hills due to its location to all markets. The Town and area boast a number of highly qualified welders undertaking custom steel fabrication and manufacturing. The Town also has over 36.82 acres of industrial sites available for development.



#### Transportation

Two Hills is located at the junction of Highways 36 and 45 and is only 136 km east of Edmonton. Highway 36 is a major transportation corridor with traffic headed to the Alberta Oils Sands to the north and connects to the U.S. markets in the south. The Two Hills Airport is located two kilometres from town and provides a 2,900 foot runway. CN rail is accessible approx. 30 minutes south on Highway 36.

### COMMUNITY STATISTICS

#### Demographics

	2021 Totals*	2021 %*
Population	1,416	
Median age of the population	30.4	
Total number of census families in private households	300	
Total number of private households by tenure	445	
Owner	295	67.05%
Renter	145	32.95%
Average value of dwellings (\$)	\$210,000	
Average income \$	\$40,600	
Average household total income \$	\$75,600	

#### Labour Force

In the labour force	490	56.30%
Participation rate		56.30%
Unemployment rate		12.20%
Management occupations	0	0.00%
Business, finance and administration occupations	40	4.60%
Natural and applied sciences and related occupations	10	1.15%
Health occupations	45	5.17%
Occupations in education, law and social, community and government services	30	3.45%
Occupations in art, culture, recreation and sport	0	0.00%
Sales and service occupations	105	12.07%
Trades, transport and equipment operators and related occupations	190	21.84%
Natural resources, agriculture and related production occupations	40	4.60%
Occupations in manufacturing and utilities	15	1.72%

#### Education

High school diploma or equivalent	150	17.24%
Postsecondary certificate, diploma or degree	220	25.29%
Apprenticeship or trades certificate or diploma	60	6.90%
College, CEGEP or other non-university certificate or diploma	100	11.49%
University certificate or diploma below bachelor level	10	1.15%
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	Industrial 3 phase power; Ph. (800) 668-2248
Natural Gas Provider(s)	Altgas Utilities Inc.
Natural Gas Capacity	<a href="http://www.townoftwohills.com/contactus.htm">www.townoftwohills.com/contactus.htm</a>
Water Capacity	<a href="http://www.townoftwohills.com/contactus.htm">www.townoftwohills.com/contactus.htm</a>
Waste/Sewage Capacity	<a href="http://www.townoftwohills.com/contactus.htm">www.townoftwohills.com/contactus.htm</a>
Broadband Provider(s)	Telus, Eastlink, CCI, DigitalWeb, MCSNet, XplorNet
Broadband Capacity	Up: To 5 Mb/s; Down: To 50 Mb/s

#### Contact Us

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[www.townoftwohills.com](http://www.townoftwohills.com)

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