

# Gateway Service Centre

## Fort Nelson, BC

*Administrative Centre of the vibrant Northern Rockies Regional Municipality*  
NRRM est. 2009



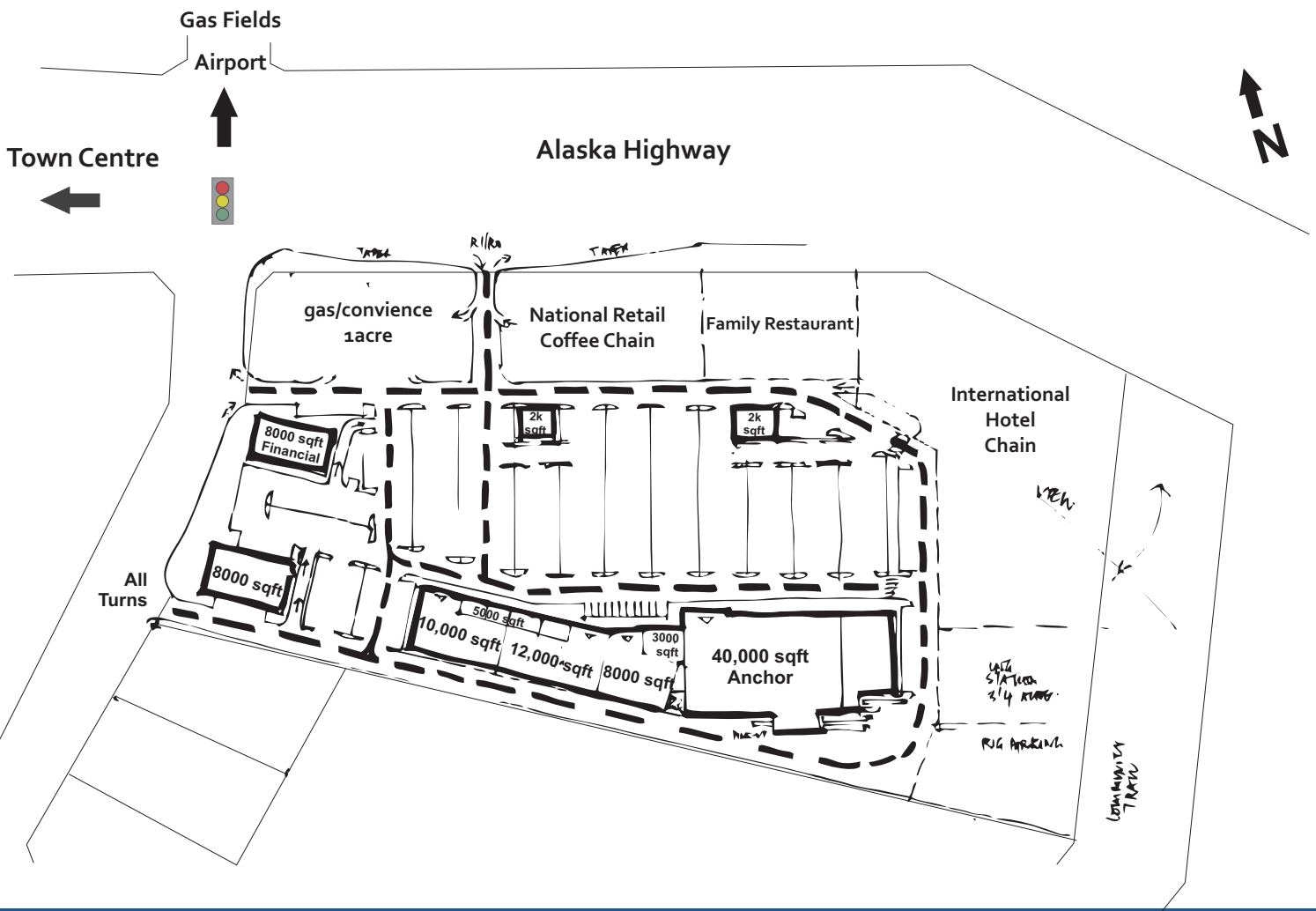
***Gateway Service Centre in Fort Nelson is strategically located at the key intersection within a region which connects abundant resources to growing markets by the shortest routes available***

***Join national and regional tenants in this exciting land & building leasing opportunity***

**M.A. Charlton & Associates Inc.**

(604) 683-6123  
(888) 433-8222 (toll free)  
(604) 377-2332 (mobile)  
michelle@charltoninc.ca





### Population Growth

Fort Nelson:	38% increase,	4,514	2006 (Census)
		6,209	2010 (BCStats)
		9,000	2015 (forecast)
NRRM including outlying areas:		7,000	2011 (estimate)
Seasonal transient workers: (commuting via SYD Rd.)		5,000	2011 (estimate)

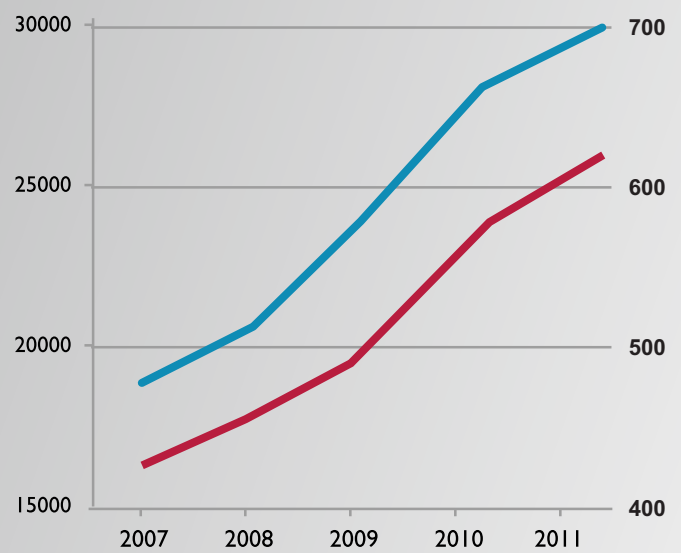
The NRRM estimates that 300000 people visit the Northern Rockies annually, a 2007 study estimated direct annual visitor expenditure of \$47.6m<sup>1</sup>.

The income levels in Fort Nelson are significantly higher than the BC average. The 2006 census reports that the median earnings of a male in Fort Nelson was 44% higher than the provincial comparison. The recent growth in the natural resources sector of the economy has further elevated the income levels in the NRRM. Recent income estimates<sup>2</sup> in the Horn Basin River Activity Report use a job cost factor \$125,000 (2011), \$100,000 wages and \$25 000 benefits/job annually.

<sup>1</sup>Tourism BC <sup>2</sup>OnPoint Consulting

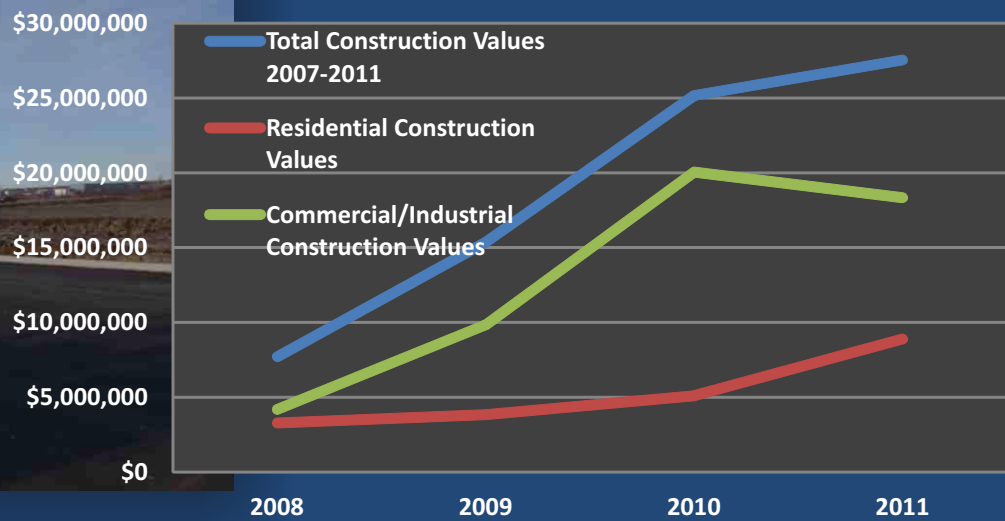
### Northern Rockies Airport Passengers

### NRRM Business Licences



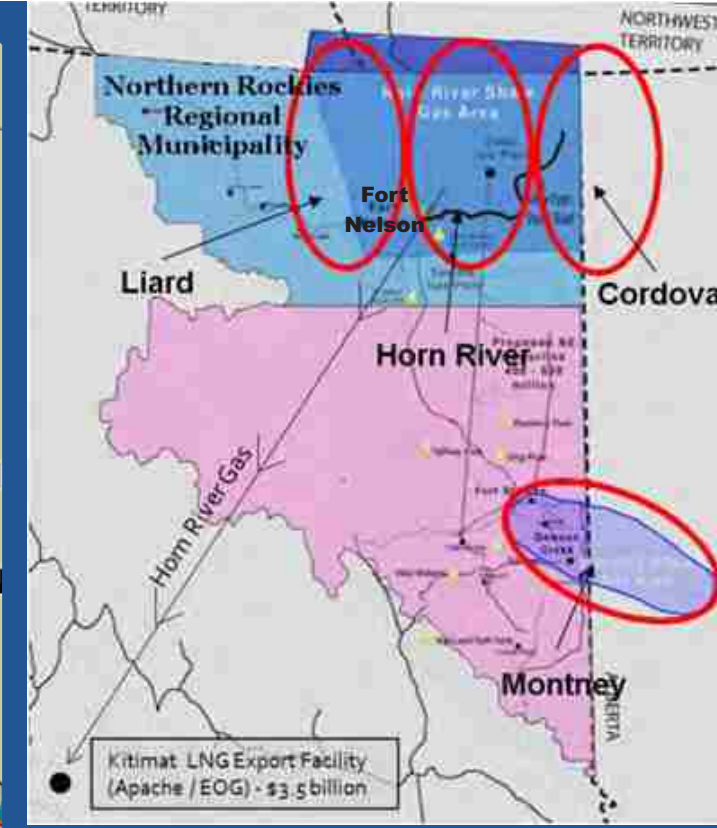


### Construction Values 2008 - 2011



### Retail/Service Opportunity

The NRRM has been experiencing recent growth, which is expected to continue. The service and retail infrastructure has not kept pace with the activity level and there is an opportunity to serve the day to day needs of the community, industry, the tourist trade, as well as the significant number of transient workers.



The Provincial Government has recognized that increased investment in road and power infrastructure will be required if development within the basin is to continue. In addition to other resource roads, the construction of a new Horn River Access Road linking Fort Nelson to the centre of the Horn River Basin is presently being discussed.

Within the NRRM four main sectors lead the economy: natural gas, forestry, tourism and agriculture. Fort Nelson is the nearest community to the Horn River and other gas reserves to the immediate north, and access can only be gained via Airport Dr./SYD Rd. at Alaska Hwy. Our site is located directly on the Alaska Hwy at this signalized intersection to provide the optimal location to serve both the growing needs of Fort Nelson and the increasing volume of vehicles traveling to the gas fields serviced from Airport Dr./SYD Rd.

The vast shale gas reserves within the boundaries of the NRRM offer an unprecedented opportunity for economic growth in the region and for the Province as a whole.

These reserves in the Horn River Basin alone, according to a recent National Energy Board report, contain over 78 trillion cubic feet of gas, or approximately one-third of western Canada's known gas reserves. Based on current estimates, the development of this world class gas resource will have a minimum life span of 40 - 50 years and will employ thousands. Ongoing exploration activity has resulted in upward adjustments of the reserve estimates which will serve to increase both future employment and the lifespan of resource development activity.<sup>2</sup>

