



INVEST IN LOGISTICS HUB & TRADE CORRIDOR

SECTOR PROFILE

MUNICIPALITY OF EMERSON-FRANKLIN



REASONS TO INVEST

Emerson-Franklin is an attractive place for commercial and industrial development. We are home to the most significant land-based international port in Western Canada. We offer a stable and savvy workforce, an abundance of land and available infrastructure, and knowledgeable staff to help you achieve your investment objectives.

MID CANADA GATEWAY

Emerson-Franklin is known as the gateway to Manitoba and the Canadian mid-west. Its shared border crossing with Pembina, North

Dakota sees an estimated \$20 billion dollars in commercial trade activity each year, in addition to approximately 200,000 American travellers and 600,000 Canadian travellers based on pre-pandemic trends.

The Mid Canada Gateway features approximately 16-acres of land for small-to-medium scale commercial retailers, 17 acres of light industrial lands, and nearly 30 acres for a mixed commercial-industrial logistics business park. These lands are readily serviceable, accessible to the Provincial Highway network, and marketable to bi-national trade prospects.



ACCESS TO MARKETS

As part of the International Mid-Continent Trade Corridor, Emerson-Franklin benefits from serving as the critical entry point into the United States facilitating north south trade between Canada, US and Mexico. There is significant capacity to grow and build upon a Logistics Hub and Trade Corridor concept, particularly as it relates to development of warehousing and distribution facilities, equipment and vehicle service centres, and agricultural supply and support services.

TALENTED WORKFORCE

Operating your business here in Emerson-Franklin means access to a skilled and experienced workforce. Rooted in agri-food, transportation and logistics, especially within the Canola industry, the Municipality is poised for growth, expansion and the strengthening of this core. We have a healthy mix of young and more experienced residents in our Municipality looking to offer their unique talents and skills to the local workforce.



INVESTMENT OPPORTUNITIES

Emerson-Franklin's economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the municipality's Outdoor & Recreation Tourism sector:



OFFICE / RETAIL

- Large Format Commercial / Retail
- Small Scale & Strip Retail
- Gas/EV Station & Convenience Shopping



AGRICULTURAL SUPPLY & SERVICES

- Food Processing and Packaging
- Seed retail, agronomy services, soil sampling



WAREHOUSING & DISTRIBUTION CENTRES

- High volumes of commercial traffic
- Close proximity to the POE
- Available sites near rail traffic and the Municipal Wastewater lagoon



TRUCKING HUB & RAIL PARK

- Access to global supply chain
- \$53 million dollars of commercial freight processed at the Emerson-Pembina border each day
- Access to three Class 1 railways (CN, CP, and BNSF Railway)



BUILD-TO-SUIT INDUSTRIAL LOTS

- Available and affordable land (lots can be combined)
- Large industrial lots with available logistics and digital infrastructure



FAST FACTS

- Emerson-Franklin is home to the first Canadian border customs office, which is now the most significant land-border crossing in Canada west of Windsor, Ontario in terms of annual trade value.
- Access to three major railways: CN Rail, Canadian Pacific, BNSF.
- An estimated \$20 billion dollars of commercial freight is processed through Emerson-Franklin each year
- The Emerson-Pembina border crossing sees approximately 1 million vehicles cross every year and is expected to increase to 2 million vehicles by 2035



RESOURCES AND SUPPORTS

ADDITIONAL RESOURCES

Visit our website for a full list of publications and reports, available municipal incentives & business supports:

- [Stats & Resources](#)
- [Travel & Tourism In Emerson-Franklin](#)
- [Site Selection Navigator](#)

AVAILABLE MUNICIPAL INCENTIVES

Several incentives and supports are available and open to discussion with our Staff and Council to assist you in achieving your business objectives.

- **Opportunity Zone** - Redirecting a grant of up to 100% of accruing municipal tax to targeted development projects.
- **Shared Building Ownership** - The Municipality and investor would create a joint venture to make more equity capital available.

CONTACT US

Ready for your next business endeavour or expansion but not sure where to start? Our team of economic development experts are here to help.

If you would like more information, please contact:

Emerson-Franklin



Economic Development

Emerson-Franklin

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Municipality of Emerson-Franklin

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