

2025 Investment Prospectus

# Your gateway to growth



Invest Albury Wodonga







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## Acknowledgement of Country

Invest Albury Wodonga acknowledges the Traditional Custodians of the land in which we live and work and we pay our respects to Elders past, present and future for they hold the memories, cultures, tradition and hopes of Aboriginal and Torres Strait Islander people that contribute to our community.





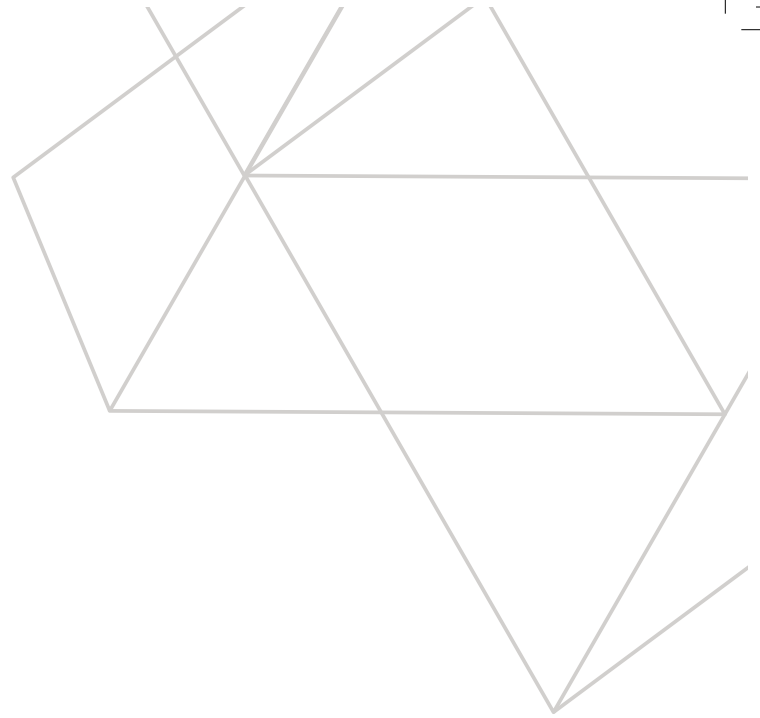
# Growing your business with us

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**Business is thriving in Albury Wodonga. Strategically located between Sydney, Melbourne, Adelaide and Canberra, Albury Wodonga is within easy access of domestic and international markets by road, rail and air.**

Already home to more than 8,000 local businesses of all sizes, Albury Wodonga's resilient and diverse economy contributes to a Gross Regional Product of \$9.24 billion.

With a stable skilled workforce, lower operating costs and plenty of room to expand, Albury Wodonga is your gateway to growth.







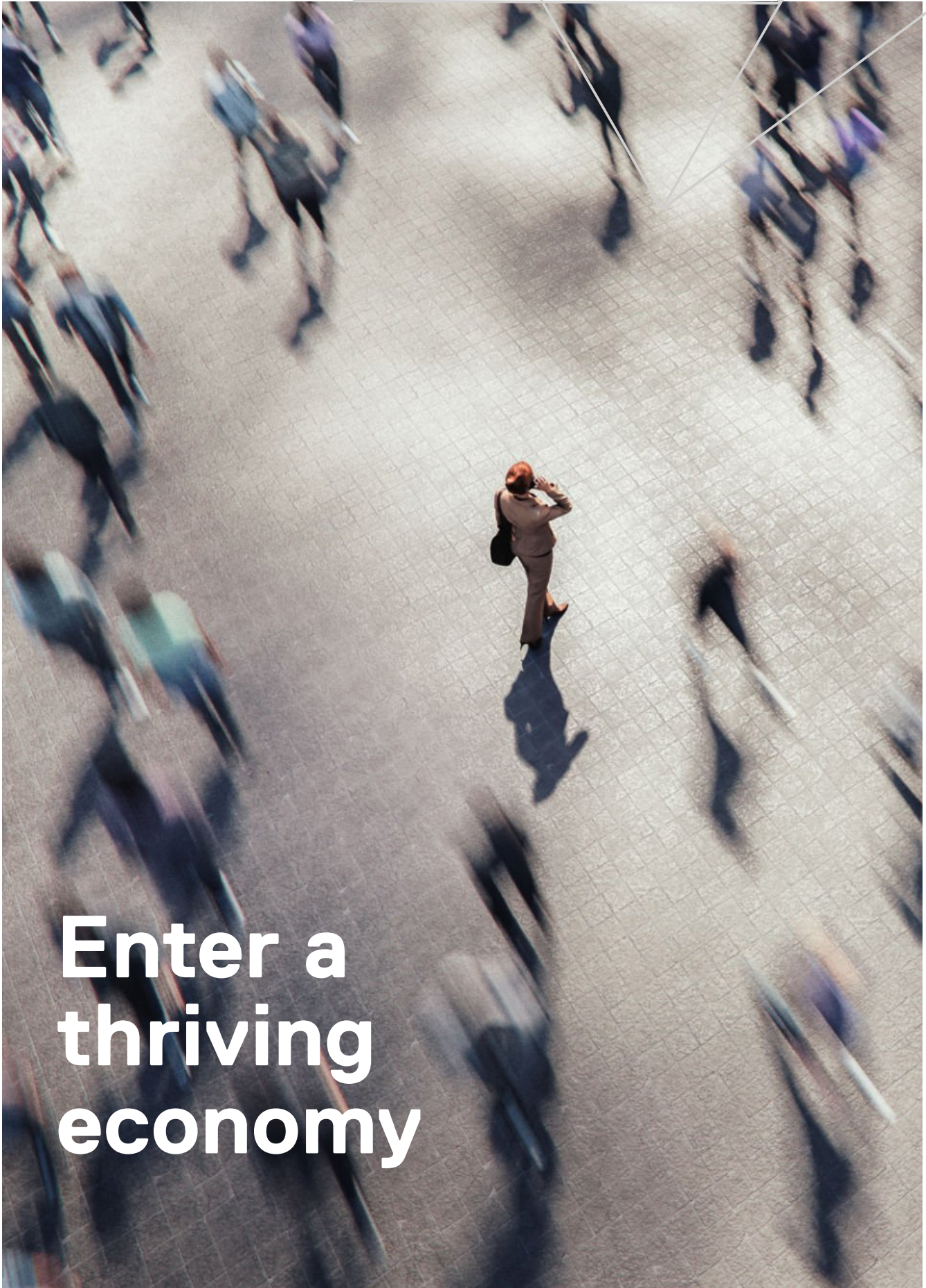
## Our connected location

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Albury Wodonga offers a strategic logistical advantage, with direct access to the Hume Freeway and a seamless network of road, rail and air connections.

With a regional airport linking to Australia's capital cities, direct access to the Inland Rail Corridor and located within a 3 hour drive of Melbourne, 6 hours of Sydney, 9 hours of Adelaide and 3.5 hours of Canberra, Albury Wodonga's connected location puts your business in reach of 75% of Australia's population within just 24 hours.






**Enter a  
thriving  
economy**


 GRP  
**\$9.24**<sup>1</sup> billion

 GRP growth over FY2023  
**11%**<sup>1</sup>

 Population  
**101,793**<sup>2</sup>

 Population growth (2018 – 2023)  
**1.3%**

 Faster than Regional NSW population growth  
**0.9%**<sup>2</sup>


 Forecast population in 2040  
**128,877**<sup>3</sup>

 Labour Force  
**58,785**<sup>4</sup>

 Unemployment  
**4.0%**<sup>4</sup>

### Top industries by output

 Manufacturing  
**22%**<sup>1</sup>


 Construction  
**17%**<sup>1</sup>

 Public Administration & Safety  
**11%**<sup>1</sup>

### Top industries by employment

 Health Care & Social Assistance  
**18%**<sup>1</sup>

 Retail Trade  
**12%**<sup>1</sup>

 Construction  
**11%**<sup>1</sup>






# Our workforce is your advantage

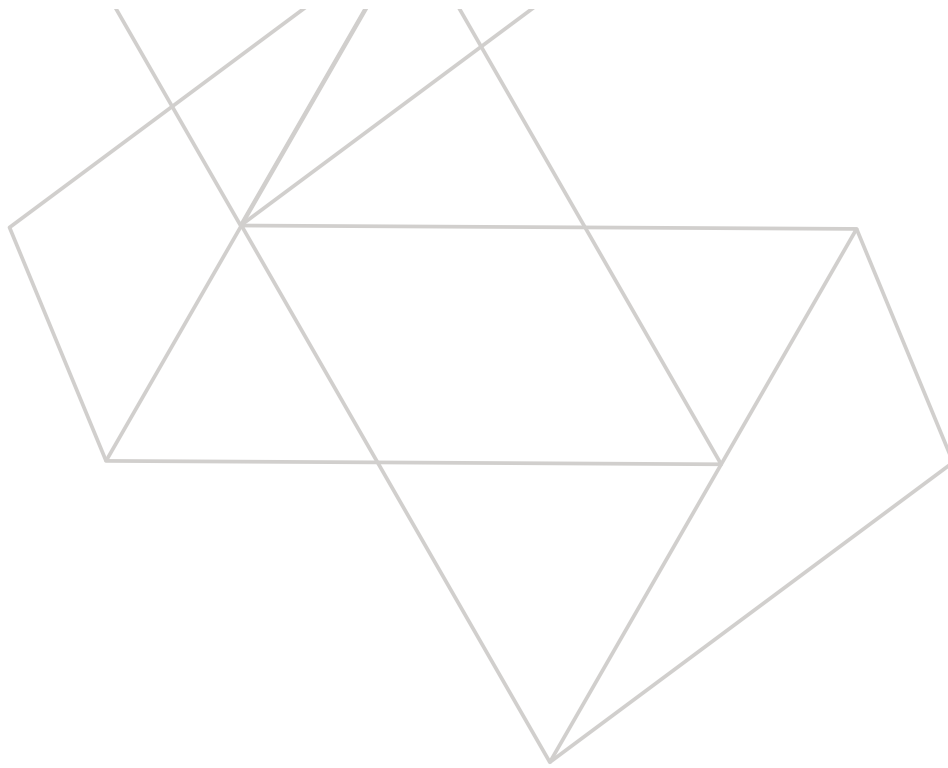
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Drawing on a regional population of more than 200,000, Albury Wodonga offers your business access to a stable, cost-efficient and productive workforce.

 Working age percentage

61.7%<sup>1</sup>





Our already strong healthcare, retail, trade, manufacturing, construction and public administration sectors provide your business access to a stable, skilled, cost effective and productive workforce.

Albury Wodonga is home to two universities and two TAFE campuses providing higher education and technical training, where you will be able to fill a wide variety of positions locally, reducing the need to recruit or transfer key personnel from the capital cities. Albury Wodonga is also well serviced by national and local employment agencies to assist you with your recruitment process.

<sup>1</sup> Australian Bureau of Statistics





# Business and lifestyle growing together

Living in Albury Wodonga is more than just a good business decision. Albury Wodonga offers city perks with the added benefits of lower living costs, more space, fresh air, a family friendly environment and strong sense of community.







From bustling bars and cafes, a vibrant cultural scene, state of the art health centres and educational facilities, major retail outlets, an array of first-class sporting and recreational facilities to the natural beauty of the Murray River, Lake Hume and the surrounding rolling hills, Albury Wodonga’s lifestyle is one you can afford to live.

With Albury Wodonga as your base, you are also only a day trip away from the snowfields, internationally renowned wine regions and rural farmsteads.

Albury Wodonga is ready to grow your business together.

<sup>1</sup>housing. id    <sup>2</sup>Live Albury Wodonga

 Median house prices Albury  
**\$585,000**<sup>1</sup>

 Median house prices Wodonga  
**\$567,000**

 Number of schools  
**34**<sup>2</sup>



# Your business is in good company

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Albury Wodonga is open for business. With Albury and Wodonga City Council's commitment to providing an environment that supports growth, innovation and development, businesses of all sizes are delivering more for less.







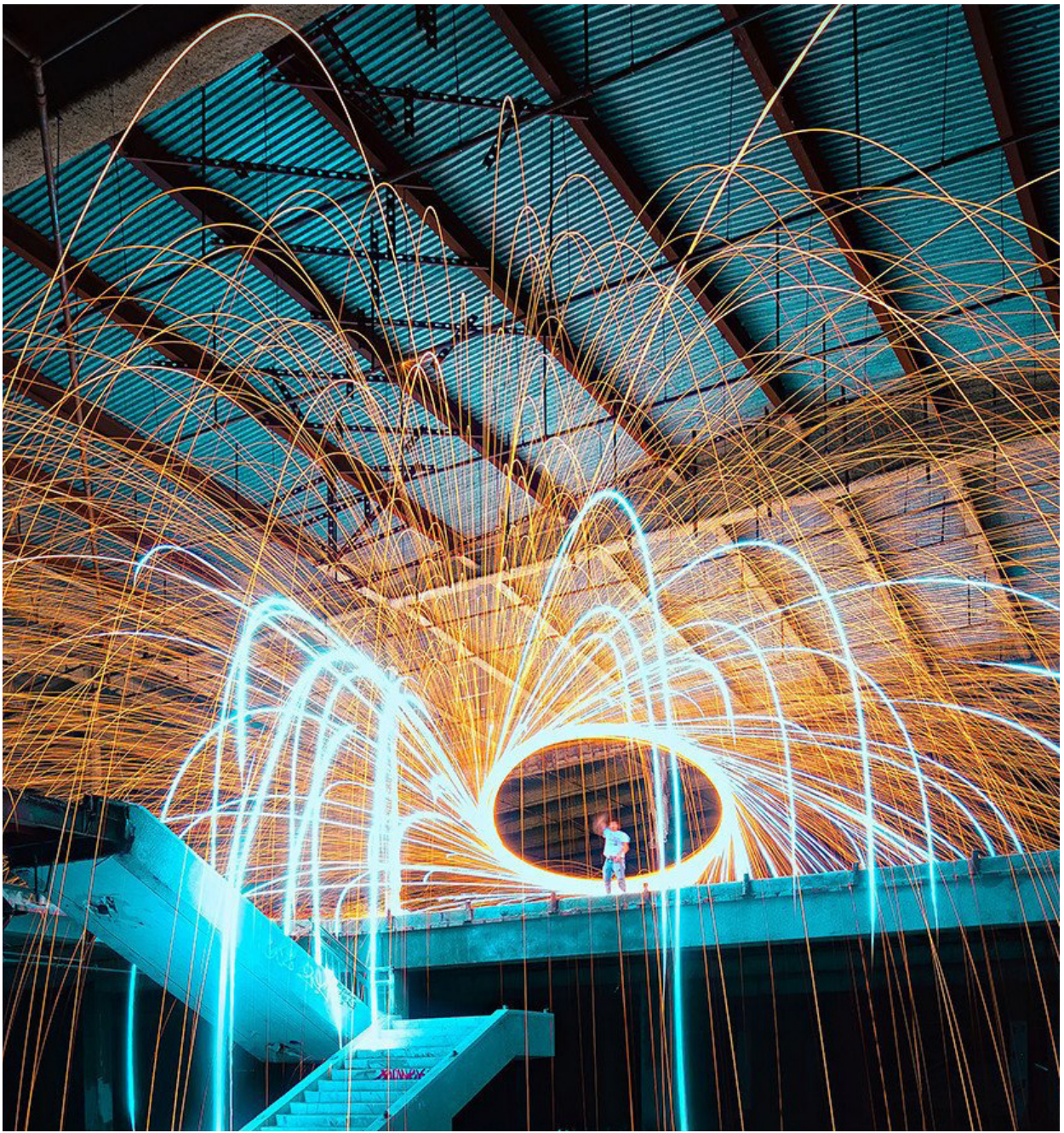
Number of  
businesses

8,386<sup>1</sup>

With a number of high growth businesses including Asahi Beverages, Mars Petcare, Circular Plastics, Geofabrics Australasia, VISY, Opal, Woolworths Distribution Centre – already forging success from here, you'll be in good company.

<sup>1</sup>Australian Bureau of Statistics





# Major projects on the horizon

Albury Wodonga has a mix of public and private projects in the pipeline that will benefit our residents and visitors in the years ahead. Major projects in health, defence, transport, sporting and cultural infrastructure create a strong pipeline for ongoing growth and development.



Value-added of construction industry

**\$993<sup>1</sup>** million



**Albury Wodonga Regional Hospital Redevelopment (\$558 million)**

New and refurbished facilities to provide enhanced and expanded healthcare services to Albury Wodonga and the surrounding region.



**Inland Rail (\$403.5 million)**

Upgrade of existing rail infrastructure to provide reliable and efficient freight network connecting Albury Wodonga with Melbourne and Brisbane with the ability to double stack containers.



**Defence Base Redevelopment (\$360 million)**

Major upgrades and replacement of existing infrastructure and facilities to support Defence capability for the next 25 years.



**Junction Place (\$30 million)**

Regional Australia's largest urban renewal initiative that will see Wodonga's CBD double in size.



**Albury Entertainment Centre (\$30 million)**

Major redevelopment of the Albury Entertainment Centre Convention Wing to create a leading regional events, conference and function venue.



# Room to grow

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Albury Wodonga has room to grow. With plenty of land available, Albury Wodonga is leveraging its strategic location as a base for small and medium sized enterprises to large scale and heavy industry.

The 450 hectare NEXUS Industrial Precinct and the 567 hectare Logic Industrial Estate are perfect places to grow your business with direct access to the Hume Freeway and regional rail hubs, at a fraction of the cost of our metro counterparts.

Additionally, Airport Park, Airside North, Baranduda Industrial Estate offer a rare opportunity for businesses looking for attractive land prices and rental opportunities.

The growing areas of Thurgoona/Wirlinga, West Wodonga and Baranduda provide a range of opportunities for future businesses while the thriving central business district areas of Albury, Lavington and Wodonga provide opportunity to capitalise and grow existing retail, hospitality and commercial offerings.







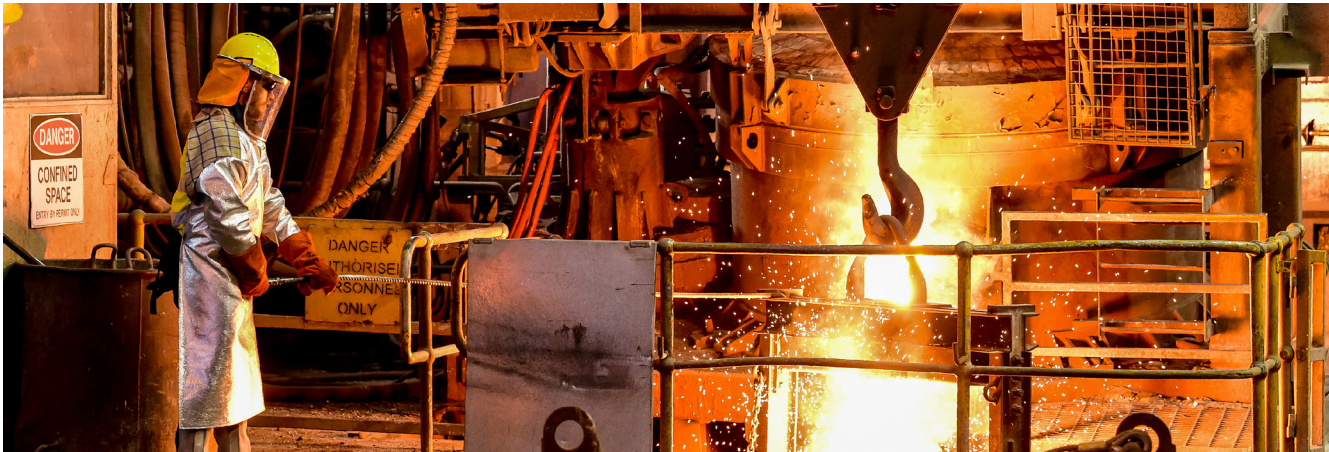
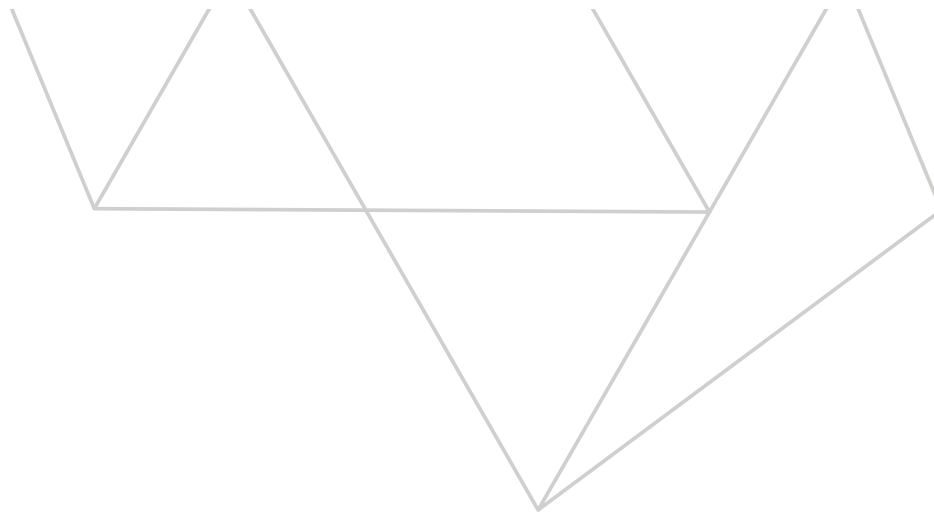


# Our industry sectors

Albury Wodonga is a hub of growth and opportunity, strategically positioned to enable innovative businesses and investors to achieve greater success.





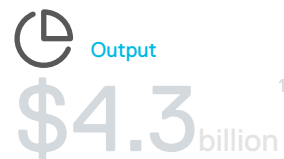


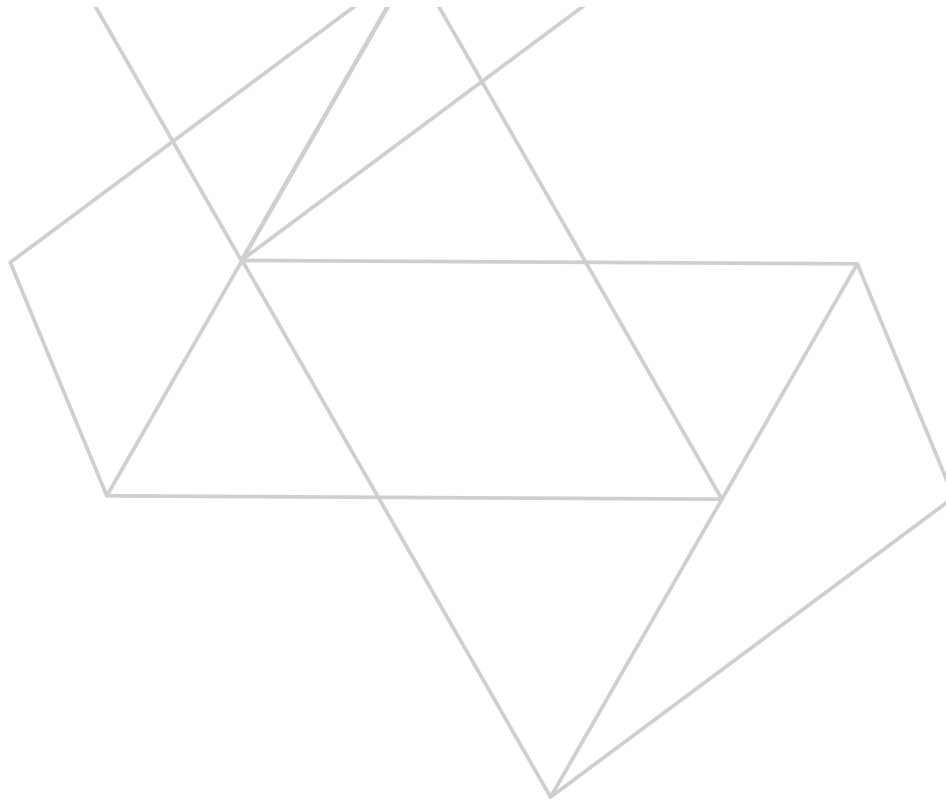
# Manufacturing

Manufacturing is an important contributor to Albury Wodonga’s economy, with a diverse range of products being produced for local, national and international markets. Already home to leading companies in various manufacturing sectors, including packaging, food and beverage, construction materials, transport equipment and parts, among others, Albury Wodonga provides an ideal setting for manufacturing operations.

With a strong push to enhance existing manufacturing capabilities and attract investment in advanced technologies, construction materials, food manufacturing and defence manufacturing and the ability to tap into our local workforce, educational institutions and expertise, positions Albury Wodonga as an ideal location to drive growth in this evolving industry.

## Priority Industry





## Transport & Logistics

With its connected location, Albury Wodonga is a prime transport logistics hub servicing local, national and international trade. Offering large, medium and small scale established transport companies, warehousing, distribution centres as well as two rail hub terminals, Albury Wodonga provides reliable supply chain solutions that will only be enhanced with future infrastructure upgrades.

The opportunity to strengthen the region's transport infrastructure, attract investment in next-generation technologies, and leverage the skills of the local workforce, educational institutions and expertise, makes Albury Wodonga an exceptional location to fuel growth in this dynamic and rapidly advancing industry.

 Priority Industry

 Increase in output over last year

11%<sup>1</sup>

 Australia's population accessible within 24 hours

75%







# Circular Economy

Albury Wodonga is at the forefront of promoting a circular economy and fostering a sustainable environment. Featuring Australia’s first end-to-end PET recycling facility with more than one billion plastic bottles being recycled per annum, together with a growing number of businesses supporting this vital industry, Albury Wodonga is already establishing itself as a hub for circular economy.

The circular economy presents a significant investment opportunity by fostering sustainable practices, reducing waste, and creating innovative business models to tap into new markets. Supported by strong local supply chains, our local workforce, educational institutions and expertise, Albury Wodonga is a perfect location to continue to advance this rapidly growing industry.

<sup>1</sup>Albury City Council    <sup>2</sup>Circular NSW

 Priority Industry

 Resource recovery rate

54%<sup>1</sup>

 Potential contribution to NSW's GSP

\$69 billion<sup>2</sup>



## Health & Community Services

The health and wellbeing of our growing population is of high importance and Albury Wodonga is renowned for its strong connection to health. Boasting one of regional Australia's largest healthcare providers, two local universities renowned for undergraduate courses in healthcare as well as a rural school of medicine clinical campus places us in a healthy position to cater for demand.

Our unique two-state location services a far-reaching health catchment area, offering opportunities for medical clinics, health professionals and community service providers to capitalise on this fast growing sector in Albury Wodonga.

 People employed

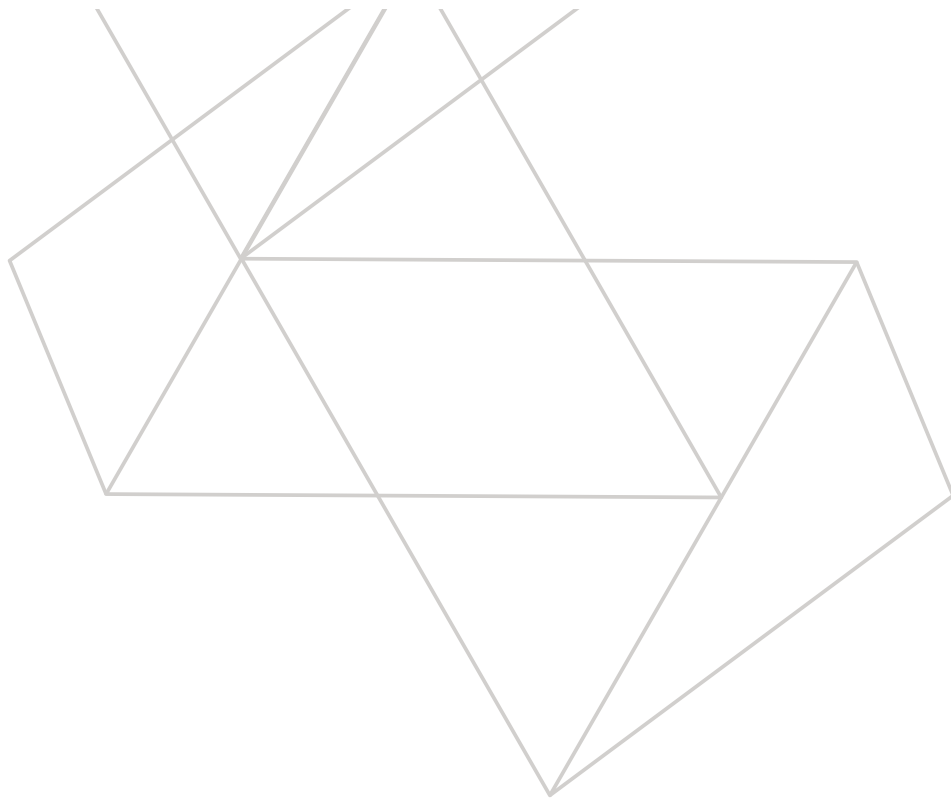
9,807<sup>1</sup>

 Value-add

\$1.1 billion<sup>1</sup>







## Tourism

Home to the winding Murray River and its waterways, Lake Hume and an array of food, cultural icons, cotemporary museums, linkages to our migrant history, our indigenous people and with secret resting places, Albury Wodonga offers a unique destination for operators in the tourism industry.

Our central border location, proximity to the capital cities, airport and railway station with routes from Melbourne, Sydney and Brisbane create the ideal opportunity to establish a new or invest in an existing tourism business and tap into our growing market of domestic and international visitors, making Albury Wodonga an ideal location to put your business on the map in this dynamic sector.

 Visitors

2<sup>1</sup> million

 Visitor Spending

\$686<sup>1</sup> million

<sup>1</sup>Tourism Research Australia



## Retail

Albury Wodonga's retail industry is a key contributor to our economic and social performance, and we remain an important key service centre to the broader catchment area. With a strong mix of national brands and local traders, Albury Wodonga's shopping options meet the needs and expectations of residents and visitors.

Predicted population growth, continued increase to visitor numbers and ongoing investment in central business districts, offers the opportunity to attract investment in a range of options to elevate Albury Wodonga's vibrant retail sector.













# Ready to open the gateway to growing your business?

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**Invest Albury Wodonga boasts a committed team from both Albury and Wodonga Councils, providing hands-on support and ensuring vital information is readily accessible to investors and businesses.**

We can assist with:

- Access to local economic profiles and data.
- Site selection.
- Access to planning regulations and assistance.
- Guidance on incentives and grants.
- Introduction to business networks and professional services.

The team is dedicated, cooperative, and approachable, working closely with you to support the growth of your business in Albury Wodonga.



## **Invest Albury Wodonga**

[www.investalburywodonga.com.au](http://www.investalburywodonga.com.au)

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