

BONNERS FERRY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone is bordered by the south and west banks of the Kootenai River. The area is traditionally sustained by timber and may be ideal for value-added wood products manufacturing.

The opportunity zone includes the Kaniksu National Forest, downtown and southern Bonners Ferry, the Kootenai River Inn Resort and a number of parcels with rail access.

WHAT'S IN THE ZONE?



Near US Highway 95 with direct access to State Highway 2



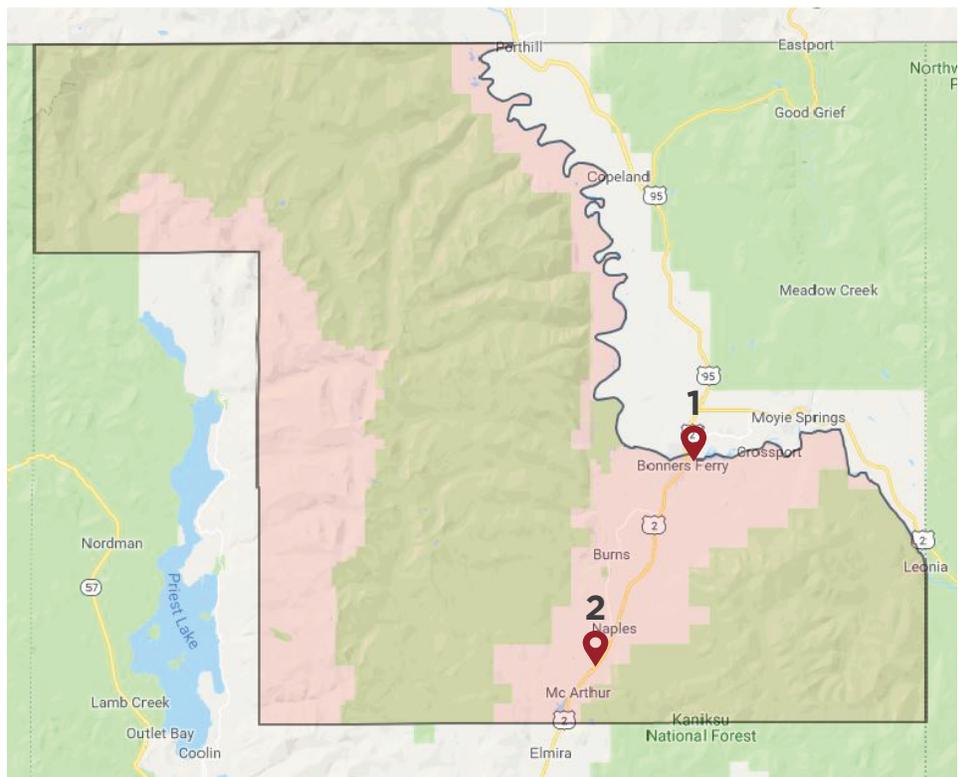
Shares its northern border with Canada



Rail access

INVESTMENT SITES

- 7168 1st St., Bonners Ferry, ID**
Former Safeway building of 14,206 square feet on 0.795 acre lot. Recommended use as a retail grocery store, small manufacturing, office space or community center. Includes loading areas, parking and is retail adjacent.
- 138 Latigo Ln., Naples, ID**
7.92 acre commercial property off Highway 95, including out buildings, greenhouses and living quarters. Recommended use as a manufacturing plant, nursery or retail store.



CENSUS TRACT 16021970200



Quick Facts About Bonners Ferry, Idaho

2,629

City Population

5,326

Census Tract Population

\$35,892

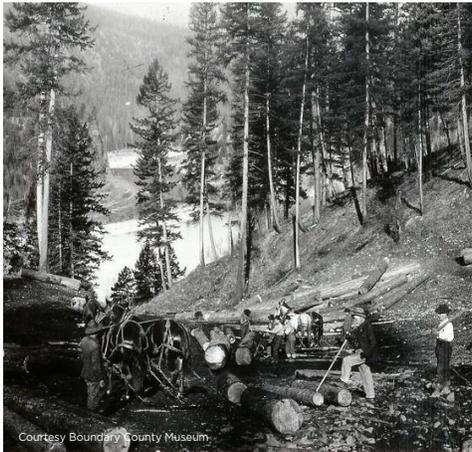
City Median Income

18%

City Population with a College Degree

LUMBER INDUSTRY

The skill sets of Boundary County citizens are predominately in the lumber industry and wood by-product sector. Due to the longevity of the industry, skills are strongest in value-added wood products and wood by-products. The most likely type of industry to develop in this census tract would be in the value-added wood products business.



FOREIGN TRADE ZONE

This opportunity zone includes a foreign trade zone. The FTZ program is in support of businesses with a U.S. location that imports parts, materials or components for manufacturing and finished goods or parts for distribution, either exported or sold in the U.S. Foreign goods and domestic goods held for export are exempt from state and local inventory taxes.



RAIL USE

There are two parcels within the opportunity zone with rail track sidings and several parcels with direct rail access. The rail track sidings parcels are ideal for inventory deliveries and final product shipping. Investors with interest in these parcels are both outside of the state and outside of the country.



COMPANY HIGHLIGHT

Bonners Ferry is home to multi-million dollar Panhandle Door, Inc., and Überleben, a modern bushcraft company known best for its fire-focused products.



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Contact Idaho Commerce for information on doing business in Idaho
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