

GOODING

Idaho Opportunity Zone



OPPORTUNITY ZONE OVERVIEW

This opportunity zone covers northern Gooding County and includes the city of Gooding, the county seat and home to the Idaho School for the Deaf and Blind.

Gooding's Urban Renewal Agency holds title to a 22-acre shovel-ready industrial

park, complete with water and sewer services.

The College of Southern Idaho maintains a satellite campus in the community that is equipped to offer remote degree and vocational educational programs.

WHAT'S IN THE ZONE?



Access to Interstate 84 and Idaho State Highway 26



Nearby recreation access including a golf course, hiking, hunting, fishing, swimming and snow shoeing



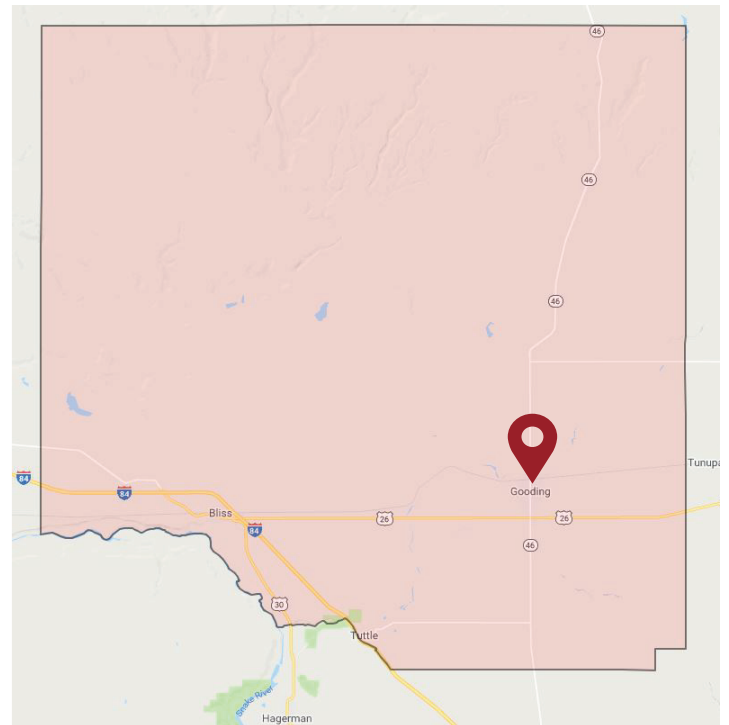
Near rail access and a municipal airport

INVESTMENT OPPORTUNITY

430 Main Street

This investment site is a commercial building located in the downtown business district. The main floor is approximately 4,400 square feet.

The upper mezzanine floor space is 2,000 square feet. Basement storage includes 2,300 square feet. The building provides unlimited opportunity for commercial business applications.





Quick Facts About Gooding, Idaho

3,428

Population

35

Median Age

\$33,109

Median Income

21.4%

Population With
College Degree

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LOCAL PRIORITIES

Gooding continues to seek to improve their downtown district and has a vision to create an attractive, pedestrian-friendly Main Street with cross walks, street lights and improved building fronts. The city has plans to move the targeted urban renewal zone to their Main Street, the length of which is included in the opportunity zone area.



INDUSTRIAL PARK

The Urban Renewal Agency's industrial park property is primed for development and has undergone recent infrastructure upgrades. The park continues to develop relationships with its users and neighbors to expand the park as well as improve rail access.

Further development of the industrial park would be useful for Gooding, as well as the introduction of new industry to stimulate the Urban Renewal process. Additionally, this community is prioritizing business retention, affordable housing and worker training to improve workforce.

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INVESTMENTS

The city of Gooding recently invested significant funds and efforts into local infrastructure. These improvements include \$5 million in water and \$9 million in wastewater, the compilation of a 10-year road maintenance plan, the reception of an \$11,000 grant for ADA curb replacements, and another \$50,000 grant to fund a transportation master plan.

The city is currently working with the Corp of Engineers to replace containment walls built in the early 1940's as part of the work program.

The Gooding Airport recently installed an automated weather observation system to assist pilots with navigation and provide detailed weather information. A 635-foot runway extension project is currently in the design phase, slated for completion as early as late 2019.



Contact Idaho Commerce for information on doing business in Idaho
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