



KOOSKIA

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the city of Kooskia, which sits at the confluence of the main and south forks of the Clearwater River, affording opportunities for tourism and recreation industries.

The zone is a mix of timber and prairie lands, popular for both fishing and hunting.

The zone has a few former mill sites ideal for value-added timber or industrial development.

WHAT'S IN THE ZONE?



Access to US Highways 12 and 13



Access to the Clearwater River



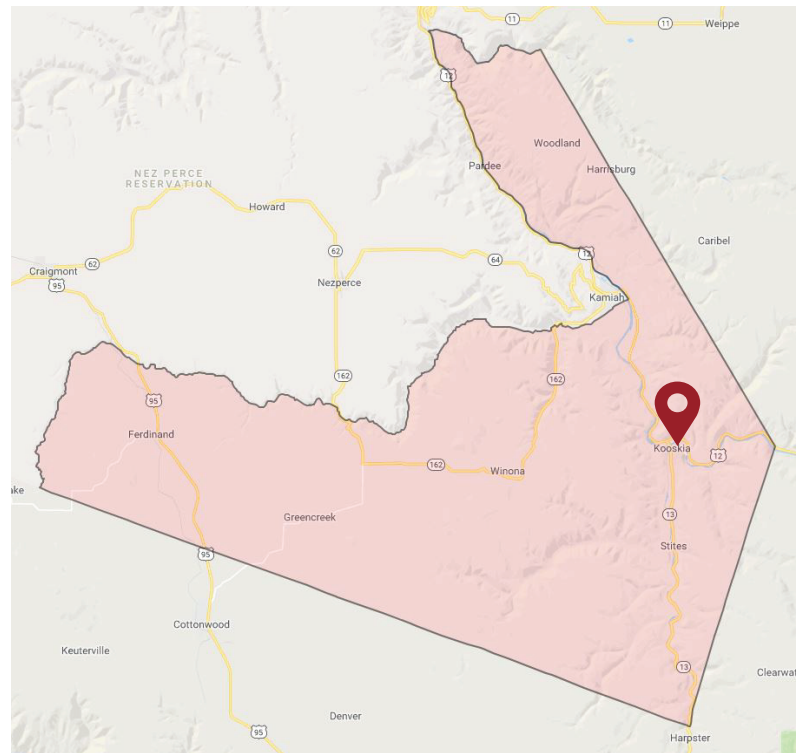
Sonnen's Meat Processing

INVESTMENT OPPORTUNITY

601 Ping Street

This investment property includes approximately 5 acres of land bordering the main fork of the Clearwater River and a public boat ramp.

Recommended use includes RV park, seasoning condos or housing.



CENSUS TRACT 16049940000



Quick Facts About Kooskia, Idaho

670

City Population

4,517

Census Tract
Population

\$34,456

Median Income

19.3%

Population With
College Degree

Gavin Lewis
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Development Council
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LOCAL PRIORITIES

This opportunity zone lacks enough rentals to accommodate for the population. There is an increasingly pressing need for additional housing, including assisted living and retirement communities.

Due to its proximity to the Clearwater River and large expanse of outdoor access, recreational industries and tourism, including hotels, may thrive in this opportunity zone.

Additionally, mill sites and the zone's history in the lumber industry lend this opportunity zone to specialty lumber businesses.



INFRASTRUCTURE

A new internet provider based in the nearby town of Kamiah, Idaho, less than 10 miles from Kooskia, now offers up to 100+ MBPS broadband service. This newly-implemented broadband access creates additional opportunities for businesses and investors to relocate or expand, particularly for commerce-based industries.

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NORTHWEST PASSAGE SCENIC BYWAY

Investors intrigued by the opportunity to establish businesses in the recreation technology or tourism industries will be drawn to the Northwest Passage Scenic Byway. This byway is Idaho's longest byway, which at 202 miles, follows the route Lewis and Clark took through north-central Idaho.



This route begins on US Highway 12 at Lewiston and traverses the Clearwater River Canyon. At Kooskia, the byway splits with one segment heading south on Idaho Highway 13 toward the Camas Prairie and the town of Grangeville. Another segment continues east on US Highway 12 along the Middle Fork of the Clearwater River and the Lochsa Wild and Scenic River, culminating at the Lolo Pass Visitor Center in Montana.



Contact Idaho Commerce for information on doing business in Idaho
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