



## OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes southwest and southern Moscow, the University of Idaho campus and the Legacy Crossing Urban Renewal District. This zone may be ideal for attracting venture capital and investment in new mixed use development, revitalized multifamily rental housing, and new industrial and advanced manufacturing facilities.

Currently the city has three primary economic development focuses including: redevelopment of the prior agricultural and industrial area, expansion of light industrial and advanced manufacturing sectors, and the continued reinvestment and revitalization of downtown Moscow.

## INVESTMENT SITES

- 212 College Street**  
5 acre site zoned for mixed use. The site currently houses a warehouse and office and research structures, and is within the existing urban renewal district.
- E. Palouse River Drive and S. Mountain View**  
Two 80 acre parcels zoned for residential development with utilities nearby.

## WHAT'S IN THE ZONE?



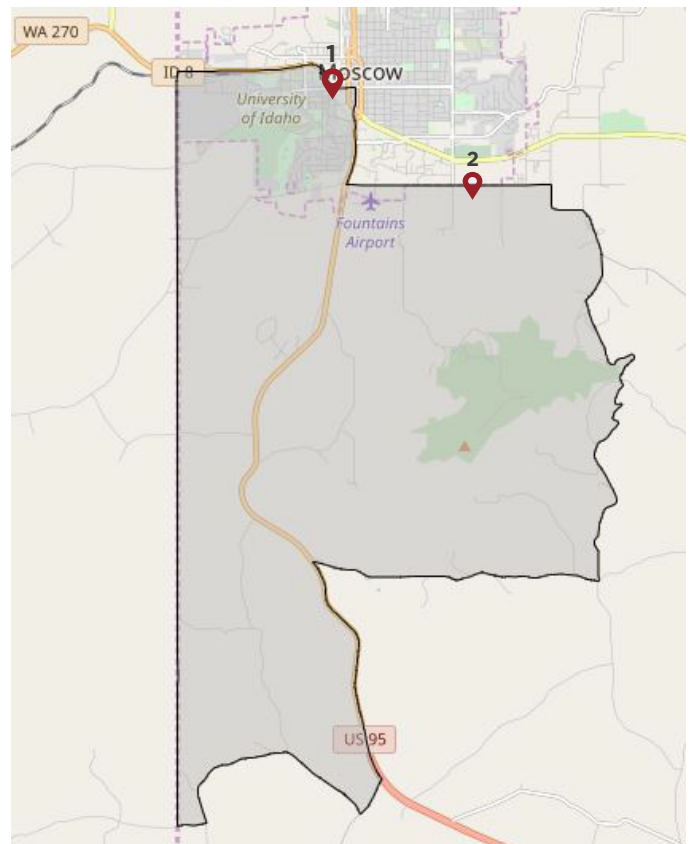
US Highway 95 and Idaho State Highway 8



Shares a border with Washington State



Local airport and nearby access to Pullman-Moscow Regional Airport





## Quick Facts About Moscow, Idaho

# 25,599

City Population

# 2%

Unemployment  
Rate

# \$39,266

Median Income

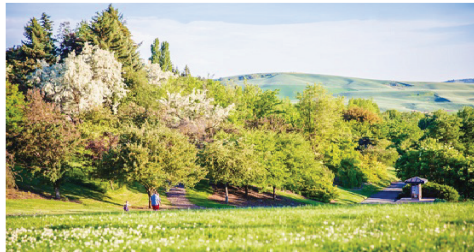
# 67.1%

Population With  
College Degree

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## INVESTMENT RECOMMENDATIONS

The University of Idaho campus provides the optimal site to facilitate a public/private partnership in the development of housing and athletic facilities. Since the founding of the University in 1889, it has been an integral component of the local economy. The economic activity associated with the University constitutes 50% of the local economy and each student enrolled on campus in Moscow represents over \$50,000 in local spending and economic contribution.



The Legacy Crossing Urban Renewal District is ideal for the redevelopment of the historic agricultural/industrial area to connect the University campus and downtown Moscow.



The south-Moscow location offers premier access to state and national highways and is a location the community identified as an ideal site for industrial development.

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## INVESTMENT STORIES

Northwest River Supplies (NRS), a premier international whitewater rafting supplier located in Moscow, acquired a vacant 42,000 square foot grocery store in 2006 to meet their growing need for product storage and processing space. In 2018, NRS started a 100,000 square foot, \$15 million expansion project in the same location to consolidate their operations in a modern, efficient and attractive facility.



Gritman Medical Center recently completed a 54,000 square foot, \$16 million medical office complex in downtown Moscow, expanding local medical service delivery to the region. The new facility houses a clinic that provides income-based medical and dental services, a cardiac rehabilitation center, oncology services and an anatomy lab for the University of Idaho's medical education program.

Fields Hold and CA Ventures selected a prior brownfield site on the edge of the University of Idaho campus as the location for the development of a \$24 million, mixed-use project called "Identity" that includes 134 apartment units and 3,000 square feet of retail space. The project was completed in the fall of 2018.

Contact Idaho Commerce for information on doing business in Idaho  
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