

MOUNTAIN HOME

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone contains most of the city's commercial and retail business, including a 400 acre industrial campus.

It is a few short miles from Mountain Home Air Force Base, a military installation

estimated to have an annual economic impact of \$965 million.

The zone consists of approximately one third of the city of Mountain Home as well as the entire downtown corridor.

WHAT'S IN THE ZONE?



Access to Interstate 84 and Idaho State Highways 20 and 30



Mountain Home Air Force Base



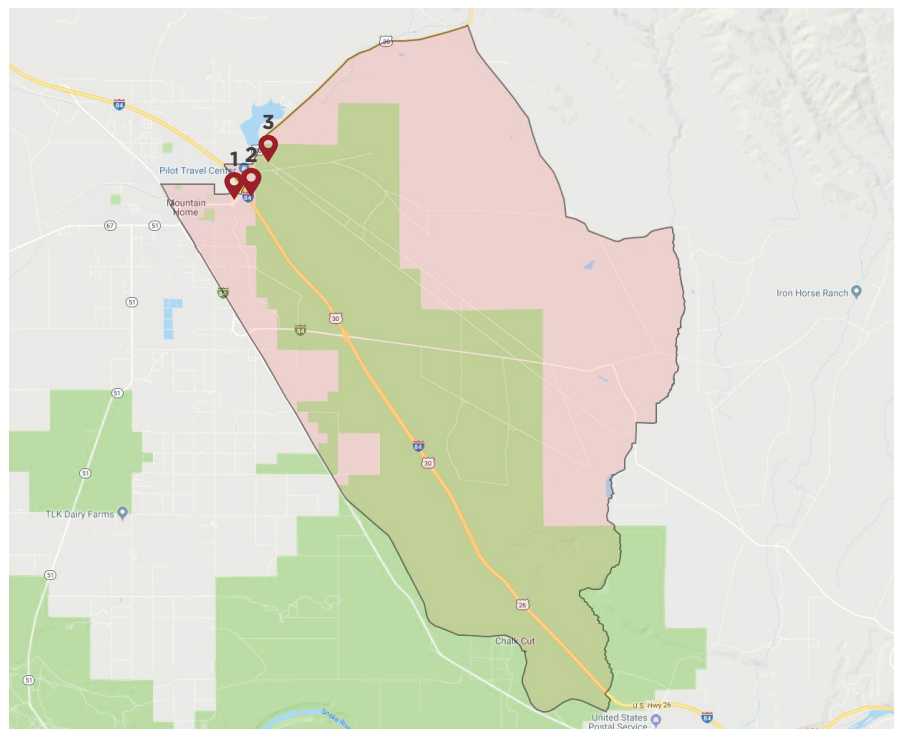
Access to railways



Old Oregon Trail and Bruneau Sand Dunes

INVESTMENT SITES

- E. 8th N., American Legion Blvd.**
5.7 - 157 acre lots suitable for commercial or general business.
- US 20 and Hot Creek Road**
10 acres zoned for light industrial and wholes distribution with access to fiber, power and gas.
- 3100 Foothills Avenue**
46.64 acres of development land off Highway 20 with 2,500 feet of I-84 frontage, surrounded by travel-related services.



Quick Facts About Mtn. Home, Idaho

14,314

Population

33

Median Age

\$51,640

Median Income

27.8%

Population With
College Degree

LOCAL PRIORITIES

Elmore County, where this opportunity zone is located, is currently working to extend Foreign Trade Zone #280 to include all of Elmore County. The Foreign Trade Zone will help better position the area for private investment. This will have a direct impact on recruitment efforts for a proposed industrial park and new housing in large-phased subdivisions.



A major goal for this opportunity zone is the attraction of private investment in housing to alleviate the housing shortage and better support Mountain Home Air Force Base with potential expansion and basing decisions in the future.



INVESTMENTS

Mountain Home recently completed a downtown master redevelopment plan which will result in approximately \$2.2 million in improvements to underground utilities, streets and sidewalks. The improved walkability and aesthetics is likely to attract both visitors and investment.

Mountain Home has acquired 6.39 miles of railroad main and 0.55 miles of siding from the United States Air Force to develop an industrial park along with a private investor in the contiguous tract 16039960400. The proposed rail park will be approximately 350 acres with a potential to be larger.



The investor plans to invest in infrastructure at this site to ensure the railway meets Union Pacific standards, while also upgrading the infrastructure in the area.



Courtney Lewis, City of Mountain Home, clewis@mountain-home.us, 208-587-2173
Taylor Neveu, City of Mountain Home, tneveu@mountain-home.us, 208-587-2173

Contact Idaho Commerce for information on doing business in Idaho
info@commerce.idaho.gov | 800.842.5858 | www.commerce.idaho.gov