

OPPORTUNITY ZONE OVERVIEW

Located just north of downtown Nampa, this opportunity zone contains the iconic Lakeview Park and several historic homes.

This census tract is one of the most impoverished tracts in the Treasure Valley. The area lacks a grocery

store and contains several vacant commercial properties that are currently ripe for redevelopment.

Community improvements, including a pathway along Indian Creek, are planned to help spur residential redevelopment.

WHAT'S IN THE ZONE?



Access to Interstate 84



More parks than any other area in the city of Nampa



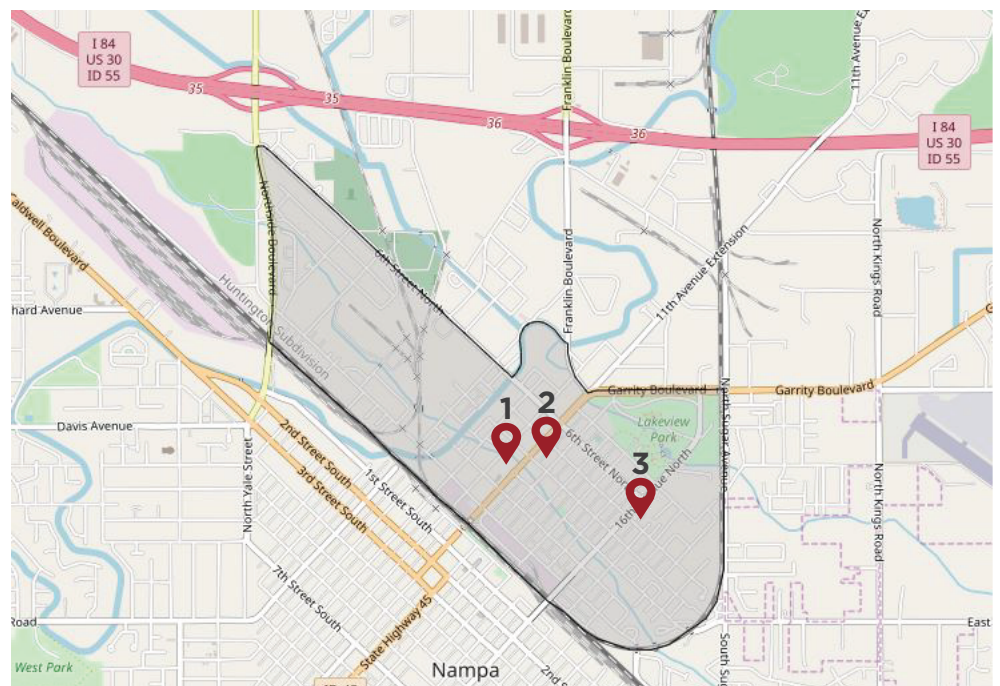
Industrial rail access for efficient movement of goods



Adjacent to the Hispanic cultural Center and Boys and Girls Club

INVESTMENT SITES

- 301 11th Avenue North**
3,200 square foot retail building on a main arterial road.
- 402 11th Avenue North**
Two retail buildings on one parcel including former grocery store and multi-tenant strip center located on a major thoroughfare.
- 512 16th Avenue North**
0.3 acres, three separate lots.





Quick Facts About Nampa, Idaho

94,079

Population

2.8%

Unemployment
Rate

\$45,404

Median Income

28.1%

Population With
College Degree

LOCAL PRIORITIES

In 2013, the opportunity zone lost Paul's Market, its local grocery store. The closing of the grocery store resulted in a significant loss of access to healthy, fresh food. Community partners are very interested in bringing a small grocery store back to the neighborhood.

Additionally, this opportunity zone has numerous zoning designations supporting a wide variety of housing, commercial and industrial land uses.

Long-term plans in this zone call for a continuous pathway along Indian Creek. Once complete, this pathway will likely spur residential redevelopment outside of the Indian Creek floodway.

MAIN STREET

Nearby downtown Nampa is accredited as a Main Street Community by the National Main Street Center due to the city's dedication to revitalize the downtown district through preservation-based economic development and community revitalization.

ACCOLADES

Nampa was named the No. 1 best-run city in the United States by WalletHub in 2017.

In 2015, Nampa was named No. 8 in the top ten most affordable places to live in the United States, according to Livability.com.



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