

# NEW MEADOWS

## Idaho Opportunity Zone

### OPPORTUNITY ZONE OVERVIEW

The mission of New Meadows is to provide citizens with a safe and clean community while developing a vibrant, diverse economy.

This opportunity zone covers New Meadows and the northern part of Adams County, including both the Tamarack Mill and Brundage Mountain ski resorts.

In recent years, the city has passed bonds for water and sewer improvement, making the area shovel-ready for commercial, residential and light industrial development.

The zone also contains a number of geothermal wells to be developed for recreational and agricultural use.

### WHAT'S IN THE ZONE?



Access to ski hills including Tamarack Mill, Brundage Mountain and Little Ski Hill



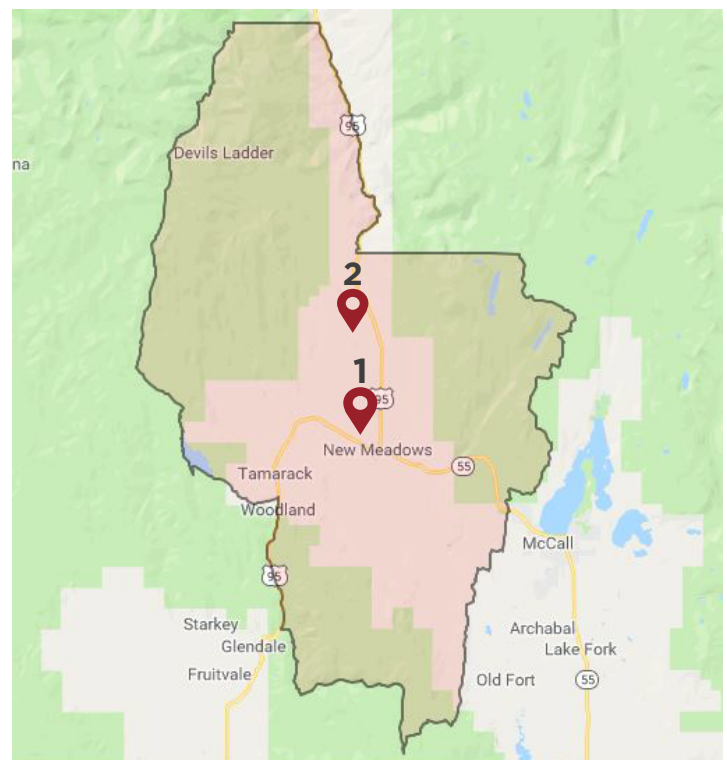
Sits at the junction of US Highway 95 and Idaho State Highway 55



Near regional airports including Meadows Valley Airport and McCall Airport

### INVESTMENT SITES

- 310 Virginia Street**  
Prime-location store front on US Highway 95, formerly a sporting goods store.
- 3100 Idaho Highway 55**  
0.45 acre lot ideal for commercial development. City water runs to the lot with access to nearby sewer.



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## Quick Facts About New Meadows, Idaho

**508**

City Population

**1,474**

Census Tract Population

**\$43,999**

City Median Income

**33.9%**

City Population with College Degree

### LOCAL PRIORITIES

The City of New Meadows self-identifies as a food desert because the closest grocery store is over 12 miles away from town, making access to fresh food difficult during inclement weather or emergencies. The city does have buildings that may suffice as a grocery store, but there is currently very little capital to build some of the basic infrastructure needed for commerce.



There is also an extreme need for appropriate, affordable and safe housing in New Meadows. Within the city, citizens earn far less income than the rest of the census tract population. The city has recently passed two large bonds to improve the local water and sewer systems, making them shovel-ready for housing additions.

### INVESTMENT OPPORTUNITIES

Due to the proximity to local ski resorts, golf courses and mountain playgrounds, recreational manufacturing companies, including research, development and tourism services, would do well in New Meadows.



The central Idaho location of New Meadows and its prime location at the junction of US Highway 95 and Idaho State Highway 55 makes this opportunity zone a viable location for commercial transportation and warehousing.

The city's most recent comprehensive plan included services the citizens would welcome into the community such as a car wash, gift shops, office spaces, veterinary clinics, bowling alley, recreation center with a gym, pharmacy, movie theater, day care, laundry and dry cleaning services.



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