

LEWISTON

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes a historic downtown, a residential area, and a freight corridor linking the city's largest employers to the port used for barge and rail transport. This port is the top export gateway of wheat in the United States.

The zone is a mix of rehabilitated and deteriorated buildings with

multiple large institutions. It is a cultural corridor linking the river, library, downtown, Pioneer Park, hospital and Lewis and Clark State college.

The port contains many shovel-ready industrial properties, including a vacant riverfront parcel suitable for a cruise ship dock and RV park.

WHAT'S IN THE ZONE?



Access to US Highway 95 and US Highway 12



Access to the farthest inland seaport in the western US



Near more than three regional airports

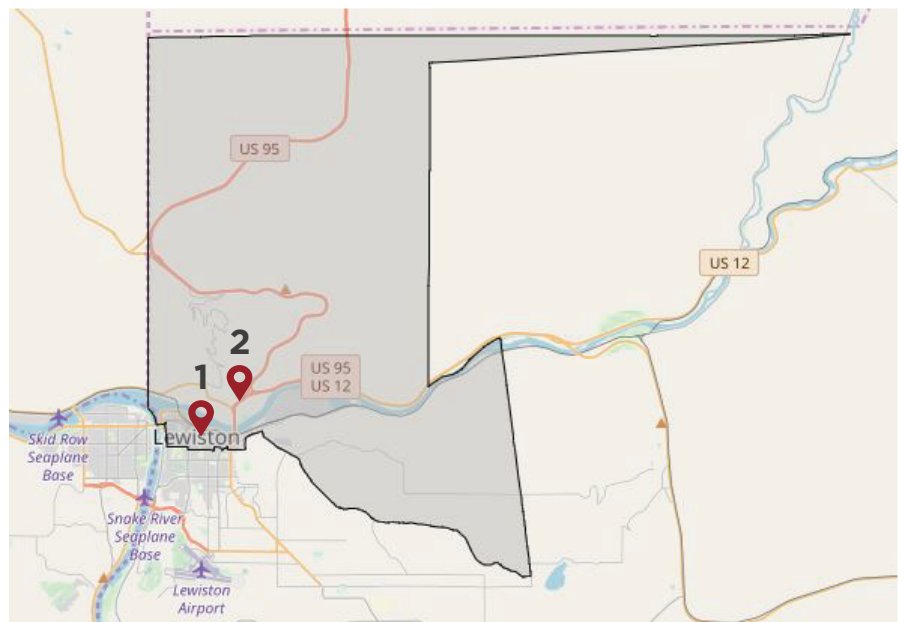


Lewis and Clark State College

INVESTMENT SITES

Contact the city staff for full details on additional investment sites.

- 1. 1440 Main Street**
5,100 square foot commercial/retail facility in downtown Lewiston.
- 2. 3041 North and South Highway**
3,200 square foot commercial building ideal for retail or restaurant use, near a boat launch and prime steelhead fishery. The building can be easily split in half to accommodate multiple tenants.



Quick Facts About Lewiston, Idaho

32,885

Population

2.5%

Unemployment
Rate

\$52,863

Median Income

33.3%

Population with
College Degree

COMMUNITY DEVELOPMENT

The City of Lewiston is a designated entitlement grantee of Community Development Block Grant funds that are directed to economic development, elimination of slum and blight, and benefit low to moderate income residents of the city.



LAND USE

The zone includes 11 acres of undeveloped land situated next to the downtown waterfront and is within easy walking distance of Lewiston's downtown historic area, as well as access to restaurants, cafes, gift shops and the town's art hub. There are ample opportunities for river activities and walking paths.

LOCAL PRIORITIES

The city's vision is to provide zoning that allows multi-use on parcels of land that support higher density, higher people activities and more recreational leisure food access while supporting services, businesses and increasing downtown living via commercial and residential mixed use capabilities.

Lewiston's vision is for an increase in low to moderate-income housing where infill can provide safe and visually appealing street and walking path designs.

Neighborhood commercial businesses providing goods and services in the area would be an added benefit.



Jacqui Gilbert, City of Lewiston, jgilbert@cityoflewiston.org, 208-746-1318 x7261
Debbie Baker, City of Lewiston, debbieb@lewiston.com, 208-799-9083

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