



PARMA

Idaho Opportunity Zone

Photo: Idaho Business Review

OPPORTUNITY ZONE OVERVIEW

This opportunity zone's distinctive placement at the junction of two rivers, the Union Pacific main line, US Highway 95 and 15 minutes from Interstate 84 render it ideal for growers, shippers, manufacturers, commuters and travelers.

Crop production, food processing and agri-science are the dominate industries in this opportunity zone, in addition to it being a home to fertile land for wineries and hops that are crucial for craft beer brewing.

WHAT'S IN THE ZONE?



Access to US Highway 95 and Interstate 84



Idaho's wine country and hop growers



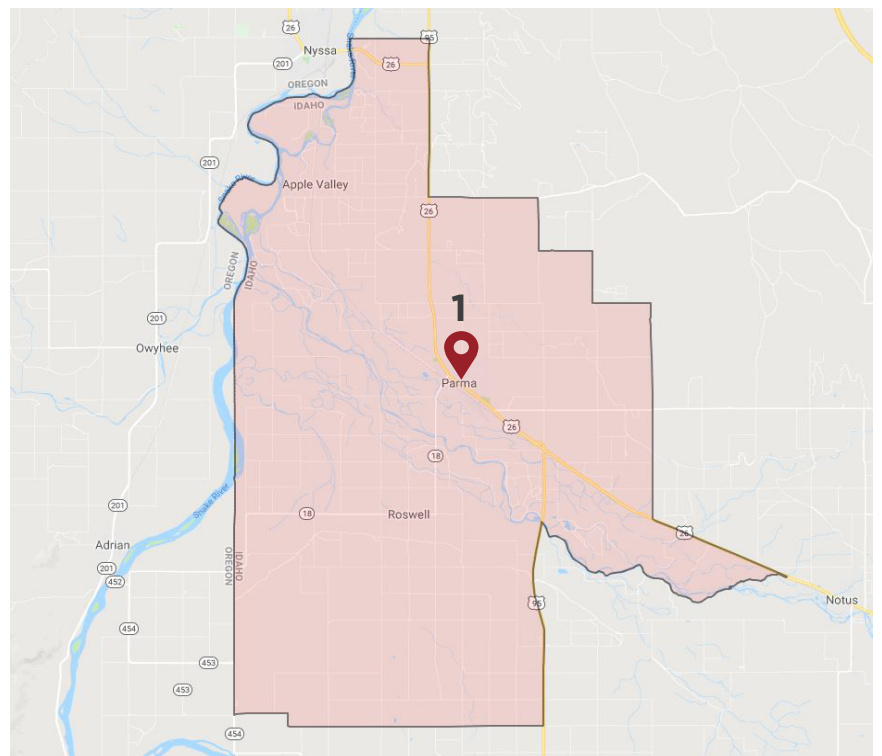
Union Pacific Railroad and Parma Airport

INVESTMENT OPPORTUNITY

CENSUS TRACT 16027022100

202 East Grove Avenue

This investment site includes 4,560 square feet of freestanding building with a drive-thru. The space is ideal for retail or office use.



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Quick Facts About Parma, Idaho

2,170

Population

38

Median Age

\$38,080

Median Income

75%

Parma High School
Graduates Who
go to College

NOTABLE BUSINESS

There is a strong agriculture base with complimentary businesses continuing to grow in Parma. Recent expansions include Nutrient Services, Parma Equipment Company, Top Air Irrigators and Riverside Inc.



Parma is home to Western Labs, a major water and soil testing lab that also operates an education center for regional agricultural industries. Western Labs is the world's largest potato and onion testing laboratory. The JC Watson Company, also located in Parma, has been established since 1912 and is a global leader in growing, packing and shipping fresh onions year-round.

This area is well-suited to support agricultural processing and agricultural support industries due to the excellent transportation network of highways and rail and the proximity to productive farmland.

WHY PARMA?

In the last decade, an estimated \$5 million worth of business infrastructure improvements have been built within the impact area of greater Parma. From state-of-the-art onion storage to new and remodeled agriculture equipment production facilities, a new pharmacy and dental offices, Parma is where growth is occurring. For employers looking for a small-town feel with acreage lots available, low student-to-teacher ratios, lower cost of real estate within striking distance of all the best southwest Idaho has to offer, Parma is a good choice.



LOCAL PRIORITIES

There is a need for housing, whether it be starter homes, mid-level or high-end housing. The rental housing market generally runs at 0% vacancy rate. With the growing businesses in the area, the housing supply needs are also increasing drastically.



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