



PAYETTE

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone is ripe for industrial development. The area has direct access to US Highway 95, State Highway 52 and is only three miles from Interstate 84.

The Union Pacific main line runs directly through this

opportunity zone with numerous existing rail spur access sites. Power, gas and fiber cable are readily available. City water and sewer services are accessible with plenty of capacity to serve the needs of new developments, including housing.

WHAT'S IN THE ZONE?



Access to Interstate 84, State Highway 52 and US Highway 95



Nine developed parks, public pool, golf course and a greenway trail



Union Pacific main line runs through zone



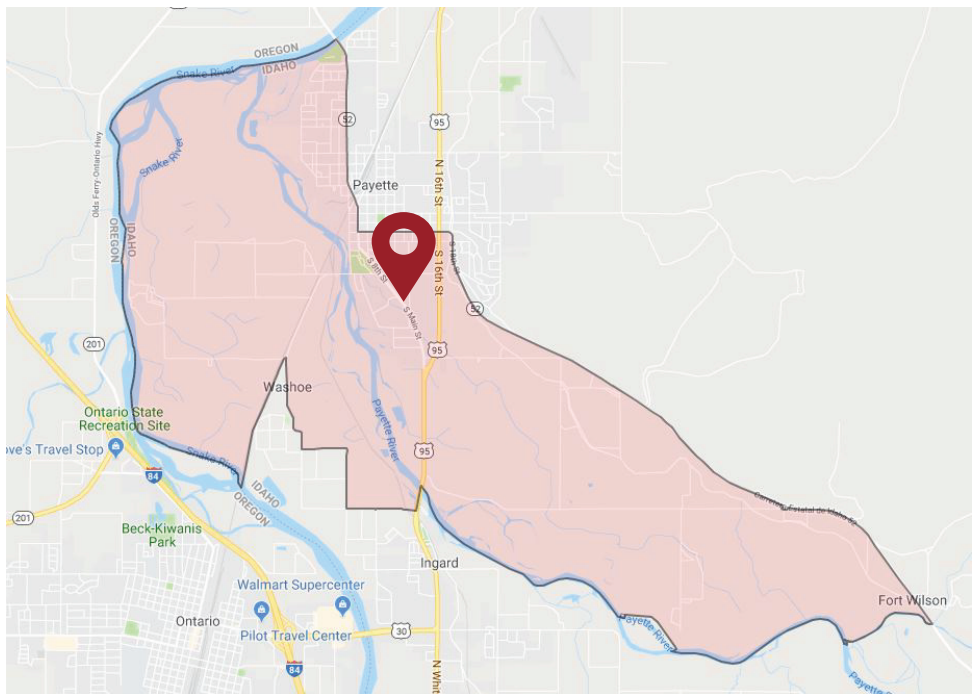
Payette Municipal Airport

INVESTMENT OPPORTUNITY

915 South Main Street

This investment site was previously a car dealership and includes a 16,000 square foot facility with shop area overhead doors.

The site is ideal for commercial use or light manufacturing.



Quick Facts About Payette, Idaho

7,494

Population

3.6%

Unemployment Rate

\$41,250

Median Income

21.9%

Population With College Degree

COMMUNITY OVERVIEW

This opportunity zone is missing many fundamental elements that characterize a thriving community.



Parts of the community include blighted conditions, leading to a deteriorated tax base and high unemployment. Vacant buildings are commonplace and many structures are deteriorating and in disrepair. There is presently a deficiency of quality jobs and primary employers.



Did you Know? The Harmon Killebrew Miracle Field provides the opportunity for people of all ages with disabilities to play baseball on a specially adapted field.

INFRASTRUCTURE

Power, gas and fiber cable are readily available to most areas in this census tract. City water and sewer have plenty of capacity to accommodate housing, industrial and commercial developments investing in the area.



121 N. MAIN

The building at 121 N. Main in Payette has been home to several businesses. Since 2006, the windows have been boarded up and remained that way until 2017.

Thanks to a \$50,000 Gem Grant from Idaho Commerce, a \$10,000 grant from the City of Payette, a \$25,000 donation and in-kind engineering work from CK3, the building is being rehabilitated to become a business incubator, designed to help entrepreneurs turn ideas into new Idaho companies, creating more economic activity and jobs in the area.



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