

SANDPOINT

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone encompasses downtown Sandpoint and shoreline along Lake Pend Oreille and Sand Creek, and is part of Idaho's growing aerospace and technology industry.

With the completion of the US 95 bypass, the City is employing several strategies to revitalize its

downtown and encourage mixed use residential development and historic preservation within the zone.

Industries that will likely thrive in this opportunity zone are the hotel, retail, restaurant and entertainment industries, as well as technology and software.

INVESTMENT SITES

- 1. 624 Larch Street**
10 acres available with infrastructure in place, including fiber. The property is zoned for commercial or mixed use.
- 2. 330 N. First Avenue**
0.33 acres with waterfront access and high speed fiber in a prime downtown location with significant development potential.

Additional opportunity sites can be found at sandpointidaho.gov/opportunityzone.

WHAT'S IN THE ZONE?



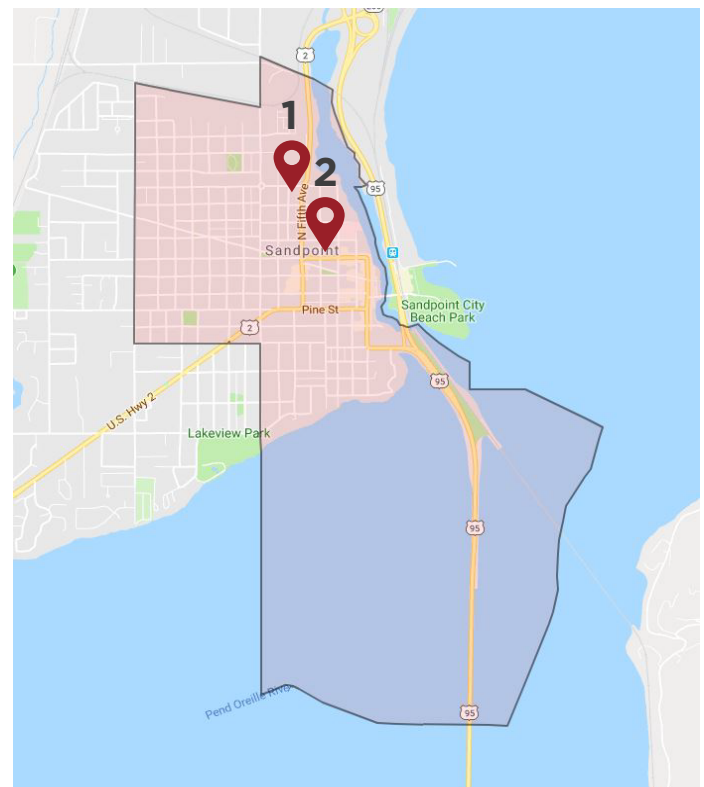
Access to US Highway 95 and Idaho State Highway 2



Seven parks, three grocery stores and a hospital



Direct access to Lake Pend Oreille



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Quick Facts About Sandpoint, Idaho

8,278

Population

5.4%

Unemployment
Rate

\$40,358

Median Income

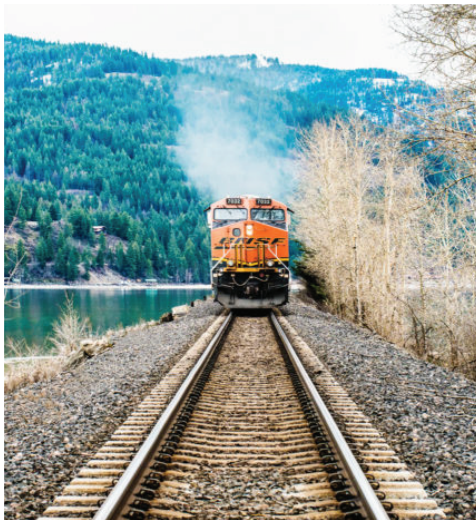
33.5%

Population With
College Degree

LOCAL PRIORITIES

The City of Sandpoint has made economic development a top priority and has worked to foster lasting partnerships with local business, both large and small.

Additional local priorities include completion of a fiber build-out and provision of a redundant loop. Most areas of the city, including the downtown, have access to a gigabit of synchronous fiber at affordable rates, and providers continue to build out the network.



Parks and trail planning remain a priority for Sandpoint, including a parks master planning effort and a multi-modal, city-wide transportation plan.

The watershed master plan completion will include a recreation element and the city is also working with the Union Pacific Railroad to acquire and complete a community trail that will connect to the City of Ponderay and provide additional recreational opportunities to underserved populations.

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CITY GROWTH

The area is one of the fastest growing micropolitan regions in the country, with 5% growth according to 2017 Census data.

The city implemented a downtown revitalization plan worth over \$8 million, including a complete rebuild of the downtown streets including expanded sidewalks, utilities, stormwater planters, lighting and other furnishings.

The aerospace sector in Sandpoint continues to thrive with expansions of Quest Aircraft and Tamarack Aerospace Group.



Sandpoint also boasts an established biomedical sector including Biomedical Innovations, Percussionaire and Unicep Packaging.

In the tech sector, Kochava continues to expand to now approximately 100 employees.

Litehouse Foods recently completed an expansion of their manufacturing facility and Schweitzer Mountain Ski Resort constructed a new lodge and is slated to install new chair lifts next year.

For businesses downtown, sales are generally up and two new breweries recently opened, along with new restaurants.

Aaron Qualls
City of Sandpoint
aqualls@sandpointidaho.gov
208-255-1738

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