



## OPPORTUNITY ZONE OVERVIEW

This zone includes the communities of Kellogg, Wardner, Smelterville and Shoshone County. Once home to the largest silver processing facility in the world, it contains a destination resort, Silver Mountain, with skiing and mountain biking. The trail of the Coeur d'Alenes which ranks as one of the top trails in

the country runs through the area.

The zone contains several historic buildings and a number of parcels have been cleared or are in the process of being approved by the Idaho Department of Environmental Quality for redevelopment.

## WHAT'S IN THE ZONE?



Access to Interstate 90



Recreation including Silver Mountain Ski Resort, Silver Rapids indoor water park, Silver Mountain Bike Park and a golf course



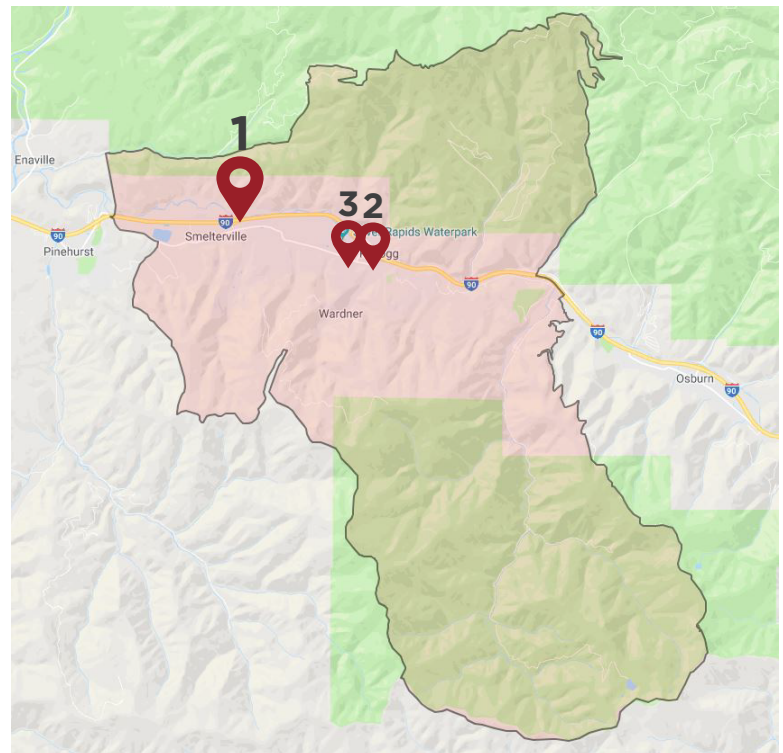
Shoshone County Airport



North Idaho College campus in Kellogg

## INVESTMENT SITES

- 1. 163 E. Commerce Drive, Smelterville**  
13.9 acre mill site with office building, storage facility and 14,900 sq. ft. planner building.
- 2. 8 McKinley Avenue, Kellogg**  
10,000 sq.ft. mixed-use retail office with loading dock, basement and apartment.
- 3. 210 McKinley Avenue, Kellogg**  
Two story building with retail/restaurant space and eight lodging rooms.



# Quick Facts About Shoshone County, Idaho

**12,529**

Population

**6.4%**

Unemployment  
Rate

**\$40,908**

Median Income

**23.8%**

Population With  
College Degree

## LOCAL PRIORITIES

Housing is a top priority for this opportunity zone. The county's proximity to Coeur d'Alene has created a rise in the real estate market, and multi-family dwellings and newer residential homes are in short supply. Affordable housing is quickly becoming a major concern for the area.

To support housing developments as well as other investments, new water lines, sewer lines and pavement have been placed through most of the Silver Valley.

In addition to housing needs, the county is focused on creating a more inviting place to raise a family. This includes investment in educational opportunities for higher compensated jobs, as well as creating a more attractive community environment. Kellogg has an "uptown" that currently has a ghost town feel to it. The town is in need of businesses to fill store fronts.



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## INVESTMENTS

The three communities in this zone are a part of a Superfund site. This designation creates unique grant and redevelopment funding opportunities.

Infrastructure and recreational upgrades have been made in the communities including the 72-mile, award-winning Trail of the Coeur d'Alene's and wetland habitat revitalization. Over 7,000 properties within the Superfund site boundaries have been remediated and more than 1,800 acres of cleaned-up property have been transferred for economic development projects.



Additional recent investment projects include a technology and innovation hub, including residential, retail and office space. A large investor has also purchased several properties to be rehabilitated for office space and mixed use space. Several of those properties are available for lease or purchase, and are either shovel-ready or move-in ready.



Colleen Rosson, Silver Valley Econ. Dev., 208-752-5511, [director@silvervalleyedc.com](mailto:director@silvervalleyedc.com)

Dan Martinsen, Shoshone County, 208-752-8891, [pz@co.shoshone.id.us](mailto:pz@co.shoshone.id.us)

Andy Helkey, Panhandle Health District, 208-783-0707, [ahelkey@phd1.idaho.gov](mailto:ahelkey@phd1.idaho.gov)

Mark Magnus, City of Kellogg, 208-786-9131, [mark.magnus@kellogg.id.gov](mailto:mark.magnus@kellogg.id.gov)

Contact Idaho Commerce for information on doing business in Idaho  
[info@commerce.idaho.gov](mailto:info@commerce.idaho.gov) | 800.842.5858 | [www.commerce.idaho.gov](http://www.commerce.idaho.gov)