

ST. MARIES

Idaho Opportunity Zone



OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the eastside of St. Maries, Idaho, that sits east of Coeur d'Alene Avenue.

Timber is the dominate industry in this zone. Investment potentials identified by the community include residential housing, lodging facilities and value-added timber product facilities or businesses.

WHAT'S IN THE ZONE?



Scenic views of the Saint Joe National Forest and Saint Joe River



Access to Idaho State Highway 3 and Idaho State Highway 6



Near Saint Maries Municipal Airport

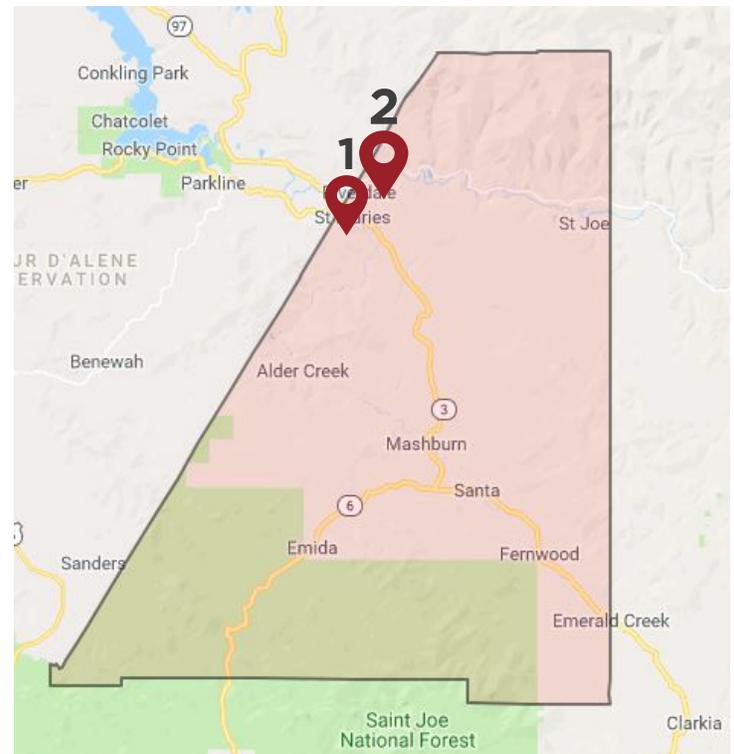
INVESTMENT SITES

1. 414 S. 1st Street

0.5 acres of county-owned land, zoned for apartment complex/residential housing use.

2. 1827 St. Joe River Road

4 acres including 1,400 feet of St. Joe River front property, ideally suited for a marina or RV park.



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Quick Facts About St. Maries, Idaho

2,439

City Population

4,487

Census Tract
Population

\$43,064

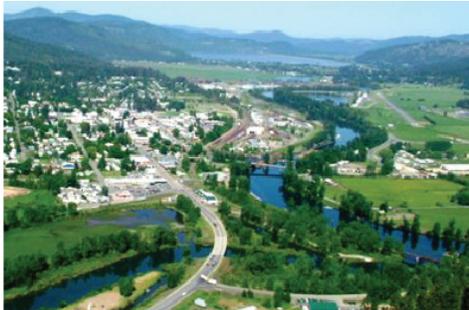
City Median
Income

20.3%

City Population
with College
Degree

LOCAL PRIORITIES

This opportunity zone includes county-owned property located in the St. Maries city limits. The property is underdeveloped and exempt from taxes. It is the county's desire to use the property for housing development due to St. Maries' lack of adequate workforce housing.



Stakeholders are advised to work closely with the local economic development organization, engineers and elected officials to secure necessary infrastructure funding through Community Development Block Grants and other available funding resources. Additionally, a newly-formed Benewah Community Foundation is in the process of building an endowment to support community projects.



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REC-TECH

St. Maries boasts significant access to fishing, golf, boat racing, water sports, biking, camping and a variety of winter sports, making it an ideal location for recreation technology companies.



St. Maries is currently home to PEET Dryer, a patented shoe-drying company known for its innovative products that keep boots, gloves and more dry and ready for the next adventure. PEET's employees love the outdoors and have been taking advantage of the adventures in their backyard for over 50 years, proving that the St. Maries workforce is loyal and innovative.

St. Maries' largest annual event, Paul Bunyon Days, includes three days of logging competitions, water events, a demolition derby and more.

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