



VALLEY COUNTY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the mountain communities of Donnelly, Lake Fork and the southwest quadrant of McCall, Idaho, west and south of Idaho State Highway 55.

This area is strategically positioned to serve as the hub for the proposed Midas Gold project, and is ideally suited to host the sub-contracting firms and workers that may be drawn to the area to serve the mine.

INVESTMENT OPPORTUNITIES

- 150 W. Roseberry Rd., Donnelly**
Includes a lot adjacent to an office/retail space, capable of hosting a 2nd 8,000 sq. ft. office or retail building.
- 13185 Highway 55, Donnelly**
Apx. 150 acres with frontage along Highway 55, close proximity to utilities and annexation available.
- Highway 55, Donnelly**
Apx. 74 acres of with frontage along Highway 55, ideal for mixed use or multi-family development. Utilities available.

WHAT'S IN THE ZONE?



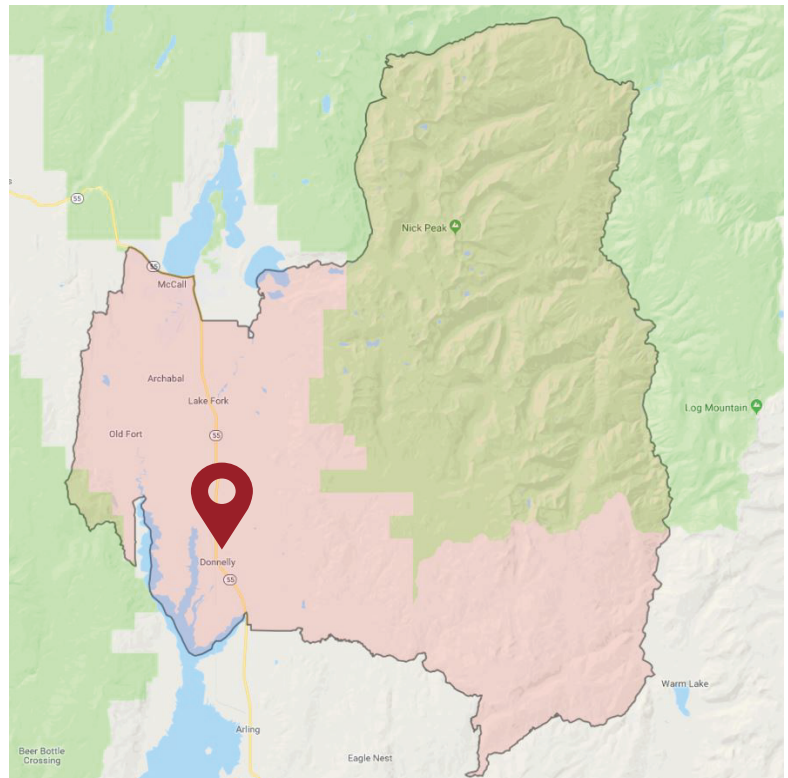
Access to Idaho State Highway 55



Recreation including Tamarack Resort, Payette National Forest, Lake Cascade and Gold Fork Hot Springs



Access to McCall Municipal Airport and multiple airstrips



Quick Facts About Valley County, Idaho

10,753

Population

4.5%

Unemployment
Rate

\$56,746

Median Income

38.3%

Population With
College Degree



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TOURISM

Located two hours north of Boise, Idaho, McCall is a vibrant resort town nestled between forested mountains and the shores of Payette Lake.



During McCall's Winter Carnival, craftsmen come from far and wide to showcase stunning snow sculptures and skiers and boarders ply the slopes at Brundage Mountain Resort. In the summer, McCall buzzes with activity as visitors enjoy the water sports, hiking, biking, dining, and the sunshine McCall is known for.

Located just south of McCall in the small town of Donnelly are the beautiful foothills of the North Fork Range, home to Gold Fork Hot Springs. The mineral-rich waters in these springs attract visitors from all over the world.

Near the opportunity zone are Tamarack, a destination ski resort, offering incredible terrain, deep snow, Nordic and snowshoe trails, and beautiful views overlooking Lake Cascade.

MIDAS GOLD

Midas Gold is a mining company with intent to own, construct and operate a gold and antimony mine in Valley County.

With the anticipated approval and launch of the Midas Gold project, Valley County foresees many strong economic indicators and regional utility upgrades for this opportunity zone. Cascade and many segments of the southern portion of McCall and rural Valley County stand to benefit from additional capital investment by Midas, as well as private support industries that will start-up alongside the mine.



REC-TECH

Valley County includes some of the most rigorous testing grounds on earth for recreation technology products. From the backcountry to whitewater, and single track to powder, outdoor innovation thrives in Idaho, making this opportunity zone an ideal location for investors in outdoor industries.



Contact Idaho Commerce for information on doing business in Idaho
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