



# BOISE

## Idaho Opportunity Zone

### OPPORTUNITY ZONE OVERVIEW

Centrally located within the City of Boise, this opportunity zone has transportation infrastructure, including rail and interstate, and benefits from significant nearby residential areas.

The area includes a diversity of land uses and employment opportunities

such as the St. Alphonsus Regional Medical Center, which has realized continued investment and employment growth.

This Boise opportunity zone is approximately 3 miles from the city's downtown, the civic and employment center of Idaho.

### WHAT'S IN THE ZONE?



Access to Interstate 84 and Interstate 184



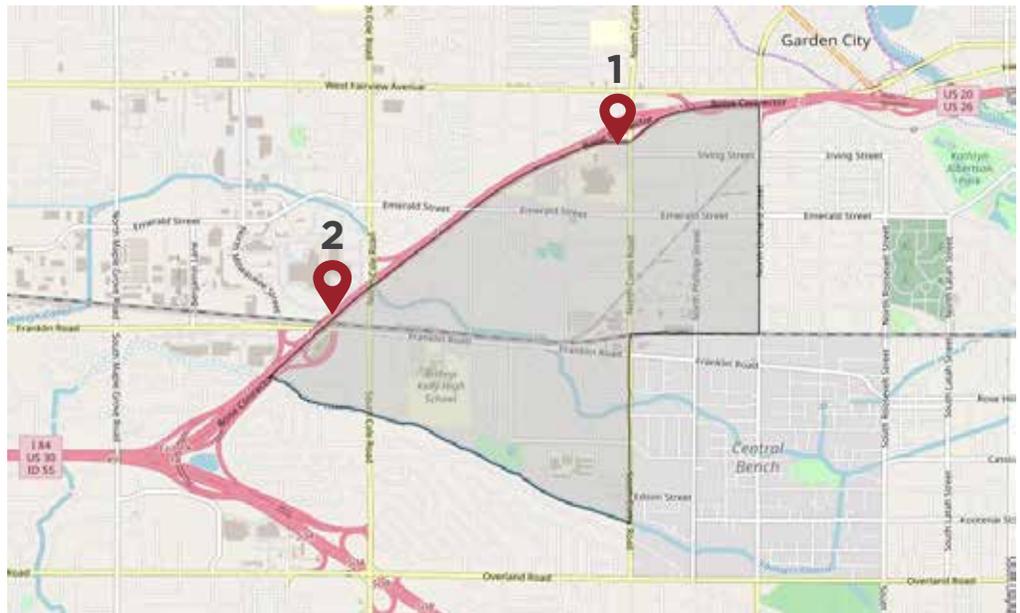
Close proximity to downtown



Quick access to Boise Airport

### INVESTMENT SITES

- 1. 1200 N. Curtis Road**  
Previous industrial use, 6.03 acres/263,000 sq. feet, leaseable on 5 acres with 1 acre accessory parking lot
- 2. 34 South Cole Road**  
Formerly a school, now a vacant lot of 8.56 acres/ 373,000 sq. feet



CENSUS TRACT 16001002000

# Quick Facts About Boise, Idaho

**235,684**

Population

**2.3%**

Unemployment  
Rate

**\$60,035**

Median Income

**42%**

Workforce With  
Some College  
Education

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## LOCAL PRIORITIES

The current state of the census tract is a mix of heavy industrial, light industrial, residential, health services and retail. There is ample opportunity for infill development and redevelopment of this area.

This census tract lends itself well to a mixed-use development including housing, retail, office and other uses. There are a growing number of startups from a variety of industries attracted to this area due to its low lease costs, proximity to Boise State University, and proximity to housing and transportation infrastructure.

Continued western sprawl in the Boise Valley has made the Central Bench neighborhood in this zone a target for intensification and an opportunity to re-imagine a neighborhood that already has essential infrastructure in place.

The neighborhood represents an opportunity to continue the City's initiatives to diversify employment (Boise Competes) and intensify residential development (Grow Our Housing) sustainably.

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## BOISE COMPETES

Boise Competes is the city's economic development promise to its citizens. It means the city is working hard every day to make the city the best it can be.

The goal of Boise Competes: align resources with opportunities to ensure Boise's economy remains lasting, innovative and vibrant for years to come.



## GROW OUR HOUSING

Over the last several years Boise has seen tremendous vitality, with low unemployment, increased opportunity, and a growing national realization that Boise truly is becoming one of the most livable cities in the country. Boise's challenge is how to maintain the city's high livability in the face of the dramatic growth brought by this success.

Unlike other cities that have fallen victim to overwhelming housing shortages, Boise has an opportunity to sustain our livability and guide future growth. After recently completing a series of robust community conversations, housing affordability emerged as a top concern.

Contact Idaho Commerce for information on doing business in Idaho  
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