

JEROME

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone encompasses part of the city of Jerome's Urban Renewal area. The zone is served by an active rail line with easy access to the Interstate.

A recent water and sewer line extension along Main Street opened several parcels for commercial and industrial development. The area also hosts several historic buildings ripe for redevelopment.

WHAT'S IN THE ZONE?



Access to Interstate 84



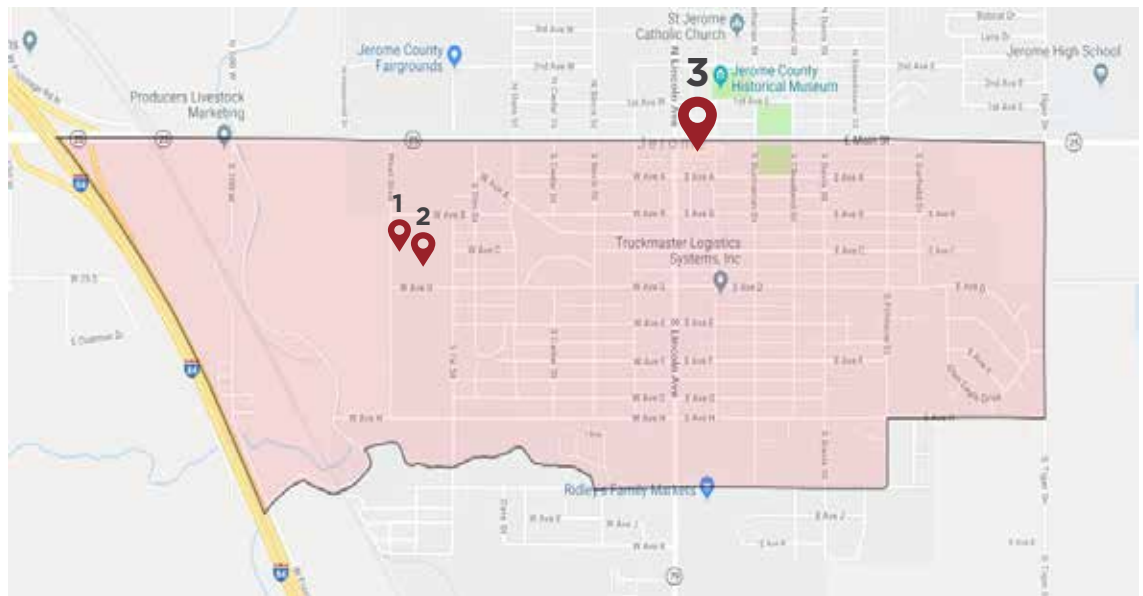
Hub of Idaho's dairy industry, including processing



Rail access

INVESTMENT SITES

- Shotwell Property:**
961 W. Main Street
47.05 acres of greenfield property within city limits and Urban Renewal area.
- Cinema Property:**
961 W. Main Street
1.5 acres of cinema property and a 4.5 acre pad site, suitable for mixed use.
- Crystal Mall**
11,500 sq. ft. building commercially zoned with parking.



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Quick Facts About Jerome, Idaho

12,328

City Population

2.4%

Unemployment
Rate

\$53,475

Median Income

22%

Population With
College Degree

AGRICULTURAL CORE

Agriculture-based industries find success in Jerome and the surrounding area. This opportunity zone may be a good option for food processing companies due to its quick access to the interstate and rail.

Due to the dairy industry's over-production of milk, milk and cheese processing has become a key priority for industry in Jerome. Businesses with interest in this industry are encouraged to consider this zone.



Photo: Idaho Business Review

Jerome is home to the Jerome Cheese Company, a division of Agropur Cheese. Jerome Cheese brings in 6.5 million pounds of milk and produces over 600,000 pounds of cheese daily.



Photo: Joy Pruitt, Magic Valley Times-News

IMPROVING LIVABILITY

Jerome's economy includes a rapidly growing population base that has seen a 34 percent increase over a ten-year period between 2003-2013.

This growth is indicative of the regional commitment to infrastructure investments targeted to develop a sound economic environment, favorable to business and development.

Affordable, non-subsidized housing, is very important to the city of Jerome. Various professionals that work in Jerome have to live in neighboring towns due to lack of such housing and commute.



Other priorities include retail growth in ways that are different than neighboring cities. Mixed-use commercial projects that bring different services and products to the city's industry mix are intriguing, and improving the city's downtown is vital to its sustainability.



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