



TWIN FALLS

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone contains the original Twin Falls town site and is home to the majority of the community's historic structures.

The area has good infrastructure with excellent growth potential for housing, hotels and restaurants. This zone is also the primary gateway to Twin Falls from the local airport.

WHAT'S IN THE ZONE?



Near Interstate 84 and US Highway 30



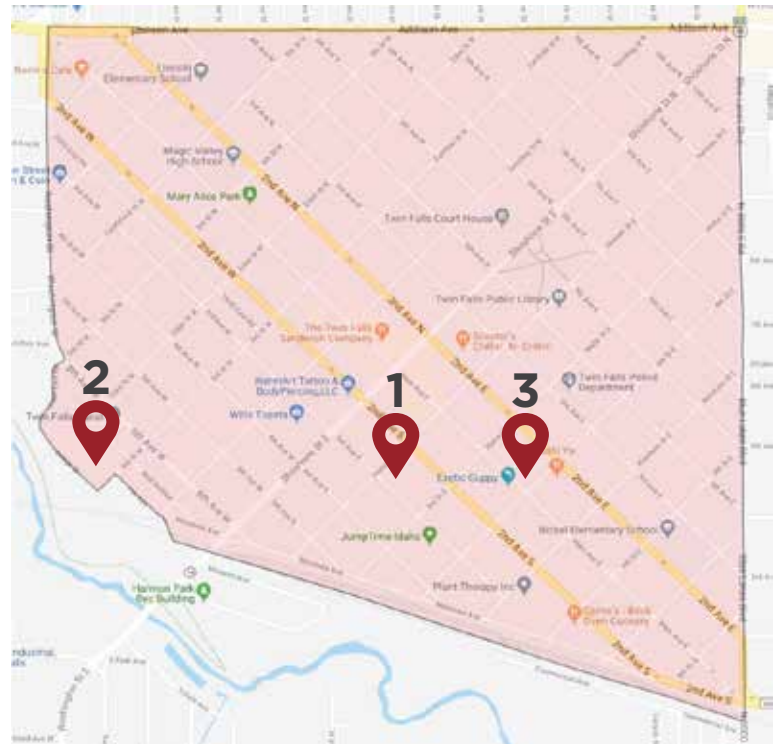
Courthouse, library and police department



Gateway to Magic Valley Regional Airport

INVESTMENT SITES

- 211 3rd Avenue South**
Vacant property ideal for new development near downtown Twin Falls. Permitted for residential along with light industrial/mixed-use.
- 702 Fairfield Street West**
42,000 sq. ft. warehouse with rail siding.
- 365 Main Ave. East**
0.28 acre corner lot in Downtown Twin Falls currently used for parking. Ideal for office, retail or mixed use.



Quick Facts About Twin Falls, Idaho

51,739

Population

2.1%

Unemployment
Rate

\$54,736

Median Income

28%

Population With
College Degree

HOUSING NEEDS

The housing, hotel and event spaces are the strong opportunities that exist to support the area. There are good employers in the area who bring in temporary workforce on rotations, including St. Luke's Medical Center, Glanbia and Clif Bar. The temporary workforce in these organizations are in need of housing with 6-month and 12-month lease options to meet their needs.



RECREATION

The Parks Department in Twin Falls manages more than 1,300 acres for citizens and visitors, with Shoshone Falls and Dierkes Lake attracting over 300,000 visitors each year.

Often referred to as the Niagara of the west, the Shoshone Falls waterfall has a vertical drop of 212 feet spanning 900 feet wide.

INDUSTRY FOCUS

This opportunity zone contains one of the most diverse food baskets in the nation and is a well-known location for innovation among leading food production, processing and research companies.



Idaho's low-cost of doing business and its proximity to west coast markets has supported the growth of many of the world's leading brands including Bayer, Amalgamated Sugar, Chobani, Clear Springs Food, Clif Bar, Falls Brand Meat, Glanbia Nutritionals, and Lamb Weston.



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