



Photo Credit: Idaho Business Review

OPPORTUNITY ZONE OVERVIEW

This census tract contains strong and emerging central markets for industrial companies, health science and higher education organizations, regional transit groups, small businesses, and housing.

It is seen by the city as the key to connecting consumers, commuters and

workers living across the Treasure Valley.

The tract has convenient freeway access, well-built local roads and an active rail corridor boasting a strong infrastructural advantage in creating long-term opportunities for profitable investment, innovation and growth.

WHAT'S IN THE ZONE?



Access to Interstate 84



Near Blue Cross of Idaho and St. Luke's Medical Center



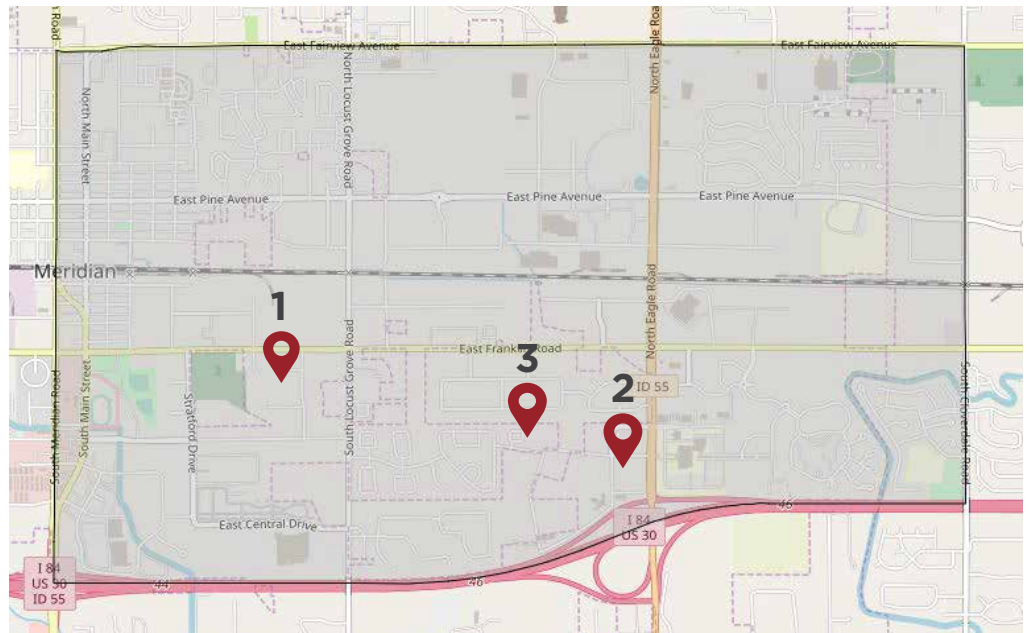
Industrial rail access



Idaho College of Osteopathic Medicine

INVESTMENT SITES

- 1250 E. Kalispell**
1.7 acres of zoned, light industrial property with utility service.
- 3015 E. Magic View Drive**
1.6 acres of zoned, general commercial property, access to ID-55/Eagle Road, near St. Luke's Medical Center.
- 715 S. Wells Street**
6.86 acres suitable for medical, office or flex (RUT zoning), with access to I-84.



Quick Facts About Meridian, Idaho

117,685

Population

2.7%

Unemployment
Rate

\$71,389

Median Income

37%

Population with
Bachelor's Degree
or Higher

HOUSING NEEDS

This opportunity zone incorporates a portion of the tract in the Meridian Urban Renewal District, as well as Meridian's HUD-approved Community Development Block Grant redevelopment area.



There are ongoing efforts to leverage federal and state funding in the residential and commercial areas of this tract to prevent and mitigate poverty, slum and blight, and other local needs.

Hospitality and retail employees find it difficult to live in the area due to dwindling diversity in housing options. A number of mixed-use, housing, and office developments are in various stages of entitlement in the downtown area. Surrounding industrial areas have lobbied to maintain the industrial portions, improve housing affordability and options, and retain employment in the area that contribute to the state's GDP.

HEALTH SCIENCE CORRIDOR

This corridor is marketed to attract health science and technology companies. With St. Luke's Meridian Medical Center, Idaho Urologic Institute, Idaho State University and the Idaho College of Osteopathic Medicine, this area is slated for future health science and technology clustering. The corridor creates a clear need and opportunity for a specialized and highly-skilled workforce.



RAIL CORRIDOR

The rail corridor running through this census tract houses a number of significant industrial users such as ProBuild, Scentsy, Micro100 Tool, FSA and PKG. This is an area sought after for industrial development.

This railway provides many opportunities to industrial partners across the Treasure Valley and has potential to provide future transportation options for those living throughout Boise, Meridian, Nampa and Caldwell.



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