

# Large-scale Industrial BTS Opportunity

\$14,200,000 94 Acres

40 - 80 Acres BTS



For Sale or BTS

STRIDER GROUP LLC





# Highlights

## Site Details

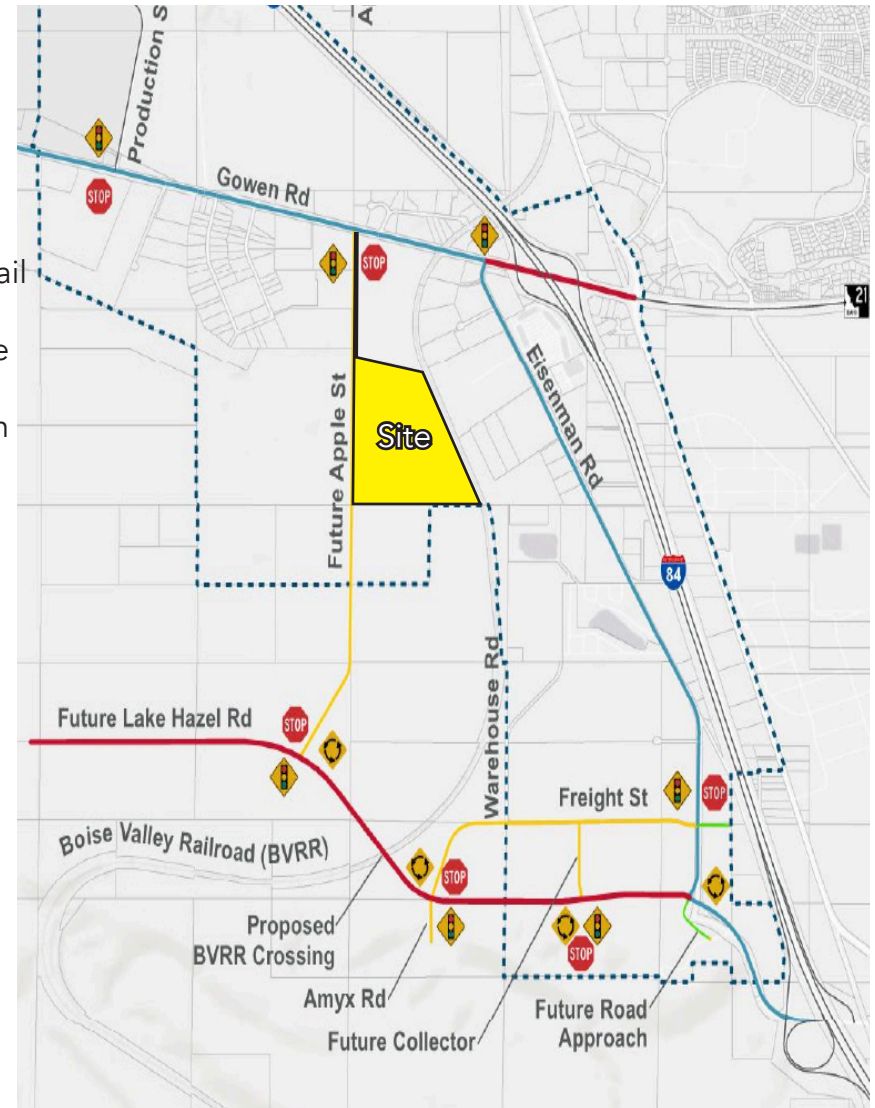
- Rare large-scale M-2D parcel
- Shovel-ready and fully entitled
- Ideal for expansion or relocations of 500,000 SF +
- Five Mile Creek channelized with approved FEMA maps
- Infrastructure reimbursement through Urban Renewal Agency
- In attractive industrial location with exceptional freeway access and rail availability
- State and local corporate expansion or relocation incentives available
- M-2D zoning provides greatest flexibility of industrial uses
- Experienced local developer that can BTS or assist in implementation

## Gateway East Urban Renewal District

CCDC will have the ability to help the area invest in infrastructure and utility upgrades, mobility, and economic development projects in the district. Construction of new and improvements to existing streets, sidewalks, and utilities will take place throughout the district's term. *Property owners and business owners will have the opportunity to receive financial assistance from CCDC for public improvements associated with their property and projects [emphasis added]*

-Urban Renewal Planning Gateway East District

## Future Road Extensions





# State and Local Business Incentives and Tax Rates

## TAX REIMBURSEMENT INCENTIVE (TRI)

- Receive a refund of up to 30% on income, payroll and sales taxes for up to 15 years.
- Available for a range of industries including agriculture, aerospace, food manufacturing, and high-tech.
- Available for both expanding Idaho businesses and businesses relocating to Idaho.

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## IDAHO BUSINESS ADVANTAGE

- An array of tax credits, sales tax rebates, and property tax exemptions.

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## WORKFORCE DEVELOPMENT TRAINING FUND

- Reimburse qualifying employers for the cost of training new and existing workers.

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## DATA CENTER SALES TAX EXEMPTION

- Sales tax exemption on server equipment and construction materials for data centers.

[Click Here for More Details](#)

## IDAHO POWER COMMERCIAL EFFICIENCY INCENTIVE

- Cash incentives for energy efficient designs.

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**6.925%** Business Tax Rate

**6%** Sales & Use Tax Rate

**\$7.25/hour** Minimum Wage

**1.13% - 6.925%**  
Personal Income Tax Rate Range

**Property Tax Exemption**  
Businesses making a substantial investment could receive a full or partial property tax exemption for up to five years.