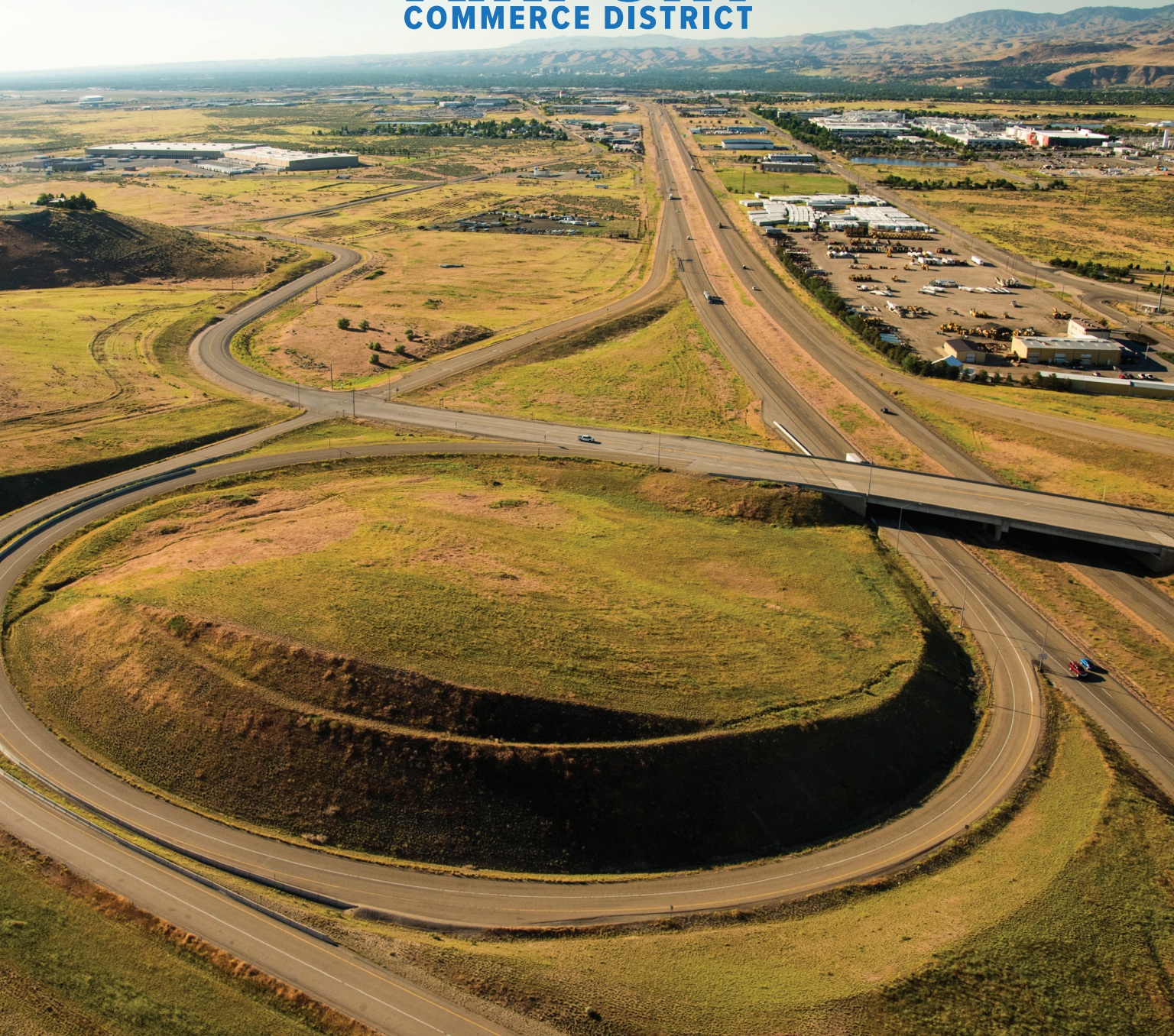


# AIRPORT COMMERCE DISTRICT



## BY THE NUMBERS

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APPROXIMATELY

**10,000  
ACRES**

OR 16 SQUARE MILES

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AVAILABLE LAND FOR

**INDUSTRIAL  
DEVELOPMENT**

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**\$100M+**

IN PUBLIC INFRASTRUCTURE

**INVESTMENT**

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APPROXIMATELY

15,000 JOBS

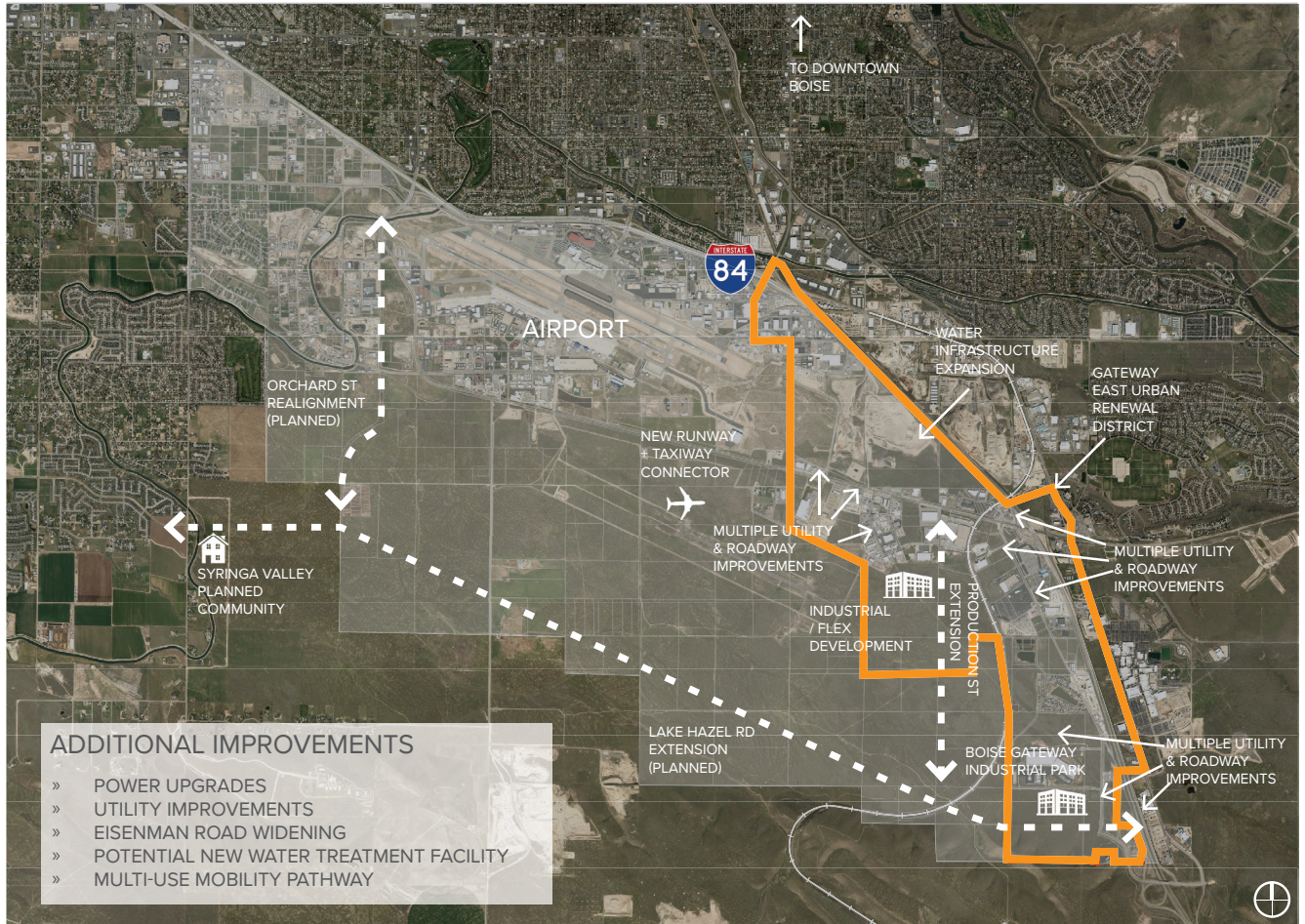
**OVER 500  
EMPLOYERS**

## WHAT IS THE AIRPORT COMMERCE DISTRICT?

The Airport Commerce District comprises approximately 10,000 acres of predominantly industrial-zoned land, mainly to the south and east of the Boise Airport. Much of this land remains undeveloped, and presents a significant opportunity for investment.

- Major employment center with approximately 15,000 jobs
- Manufacturing and related uses comprise the majority of private-sector employment
- Zoning allows a wide range of airport-compatible industrial and commercial uses (residential uses not permitted)
- Large areas remain undeveloped
- Infrastructure funding assistance available via the Gateway East Urban Renewal District

# NEW DEVELOPMENT & PLANNED INFRASTRUCTURE



# INFRASTRUCTURE INVESTMENT

The Gateway East Urban Renewal District (URD), created in 2019, can provide significant assistance to property owners and developers for infrastructure development – positioning the area for growth and bolstering its regional and national competitiveness.

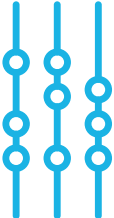
- Approximately 2,600 acres, located in the eastern portion of the Airport Commerce District
- 40+ projects identified for funding, including roads, utilities and public amenities
- Utility installation costs incurred to point of delivery are eligible for reimbursement

## THE GATEWAY EAST URD INCLUDES PLANS FOR UP TO:

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----- 7 miles of new roadway -----

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**12**  
miles of new  
fiber optic  
communications  
infrastructure

BY THE  
**NUMBERS**

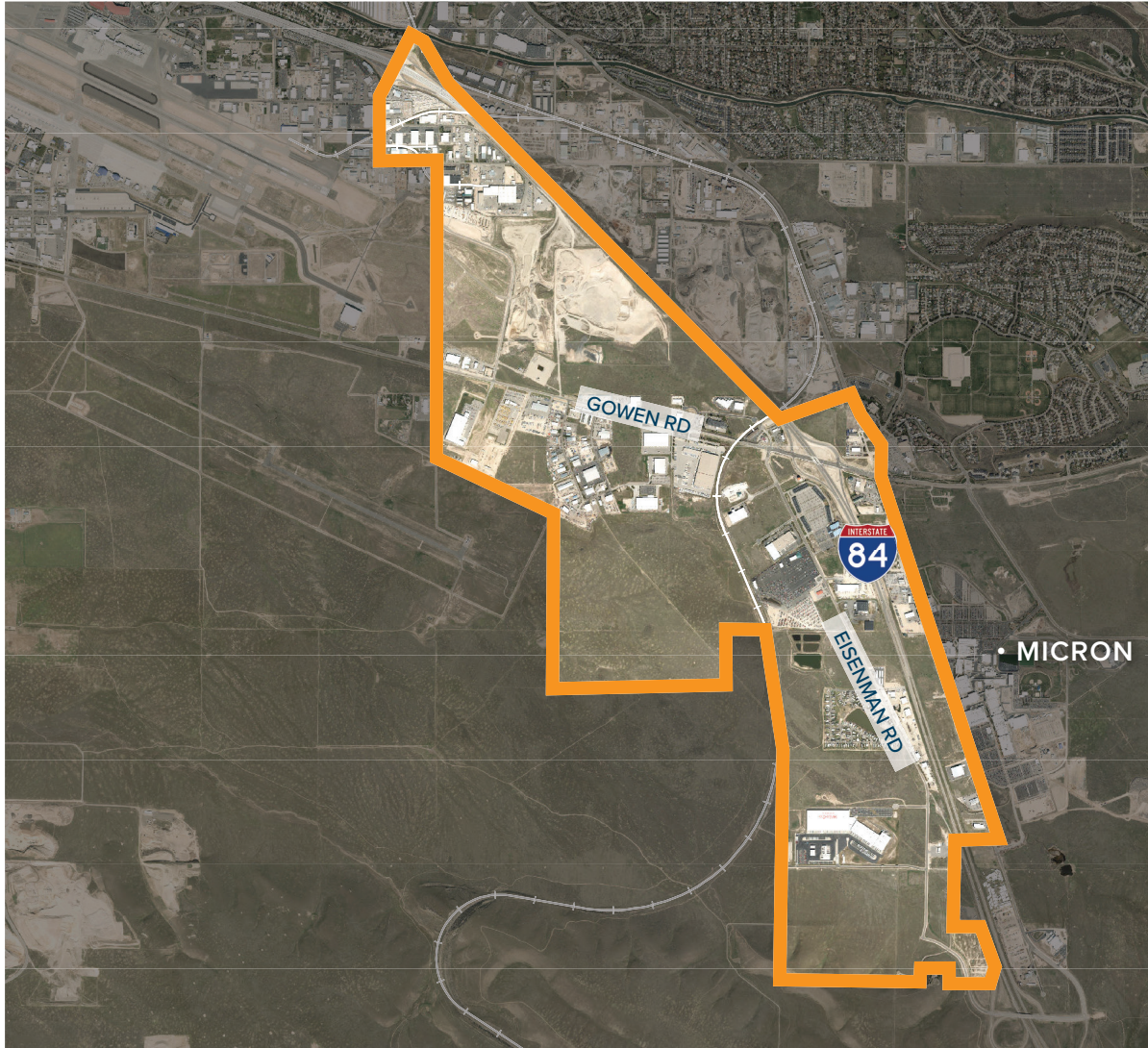


**10.5** miles of new  
water lines



**11.5**  
miles of new  
sewer lines

# GATEWAY EAST URBAN RENEWAL DISTRICT



# INDUSTRY AND EMPLOYMENT BREAKDOWN

Private sector employment is dominated by manufacturing, representing approximately one-fifth of the Airport Commerce District’s jobs. Other major industries include warehousing and distribution, logistics, aviation, wholesale trade and construction.

MAJOR PRIVATE-SECTOR EMPLOYERS	
EMPLOYER	INDUSTRY
Micron Technology	Manufacturing/R&D
Western Trailers	Manufacturing
Knife River Corporation	Construction
Norco	Wholesale Trade
ADESA	Wholesale Trade
Hobson Fabricating	Fabrication & Construction
Multiquip	Manufacturing
Western Power Sports	Warehousing & Distribution
McAlvain Construction	Construction
Micron Technology	Manufacturing/R&D
Kenworth Sales	Retail
Winco Foods	Warehousing & Distribution
Concrete Placing Company	Construction
Western Aircraft	Aviation Services
SkyWest Airlines	Air Transportation

# TRANSPORTATION

The area is uniquely positioned as an intermodal hub, well-served by air, rail and road infrastructure with quick access to Interstate 84. The diverse array of travel modes allows for the efficient shipment of a wide variety of raw materials and finished goods in and out of the Treasure Valley.



## ROAD

Interstate 84 and five interchanges provide access to the Airport Commerce District, supplemented by key regional freight corridors. Major new investments in the area's road network are planned as part of the Gateway East Urban Renewal District, and a future east/west connection is planned via Lake Hazel Rd, which will eventually connect residential areas to the west with employment uses in the District and beyond.



## RAIL

A railroad spur owned by the City of Boise and operated by the Boise Valley Railroad (BVRR) serves the area with local bulk freight delivery. Watco Companies, the nation's largest short line railroad operator, serves over 80 customers on the BVRR. Rail freight in this area typically consists of bulk commodities, such as natural resources, agricultural products and chemicals.



## AIR

Air freight service is provided daily at the Boise Airport by integrated express carriers, such as UPS and FedEx, as well as by passenger airlines that transport belly cargo. In 2017, the Boise Airport handled over 340 million pounds in landed weight of cargo – comparable to cities in much larger metropolitan areas such as St. Louis, Tulsa and Nashville. Though air freight represents a small percentage of overall freight flows, the ready availability of air freight services provides value to businesses that depend upon expedited, high-value cargo shipments.



**AIRPORT**  
**COMMERCE DISTRICT**

## CONTACT US AT:

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[cityofboise.org/opportunity-for-everyone](http://cityofboise.org/opportunity-for-everyone)

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