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
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WHAT IS THE AIRPORT COMMERCE DISTRICT?

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NEW DEVELOPMENT & PLANNED INFRASTRUCTURE

- Airport Commerce District
- NEW RUNWAY & TAXIWAY CONNECTOR
- Boise Gateway Industrial Park
- Orchard St Realignment (Planned)
- Syringa Valley Planned Community
- Gateway East Urban Renewal District
- Production St Extension
- Lake Hazel Rd Extension (Planned)
- Boise Gateway Industrial Park
- Multiple utility & roadway improvements
- Water infrastructure expansion
- Additional improvements:
  - Power upgrades
  - Utility improvements
  - Eisenman Road widening
  - Potential new water treatment facility
  - Multi-use mobility pathway
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:

- 7 miles of new roadway
- 12 miles of new fiber optic communications infrastructure
- 10.5 miles of new water lines
- 11.5 miles of new sewer lines
GATEWAY EAST
URBAN RENEWAL DISTRICT
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

<table>
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<tr>
<th>EMPLOYER</th>
<th>INDUSTRY</th>
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<tr>
<td>Micron Technology</td>
<td>Manufacturing/R&amp;D</td>
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<td>Western Aircraft</td>
<td>Aviation Services</td>
</tr>
<tr>
<td>SkyWest Airlines</td>
<td>Air Transportation</td>
</tr>
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</table>
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.