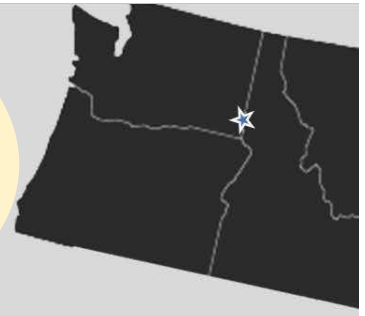




The Snake and Clearwater Rivers rank #3 for most angler-friendly
Fly Fisherman Magazine



Business & Lifestyle Profile

The Lewis-Clark Valley is the site of Lewiston, Idaho and Clarkston, Washington. This area offers a unique location opportunity for expanding businesses. On one side of the Snake River is a corporate income tax state (Lewiston, ID); on the other side is a gross receipt tax state (Clarkston, WA). Each presents different regulatory environments, depending on the nature of the company.

Business locations can be determined on the basis of most- appropriate tax and regulatory issues, while enjoying the same labor market, vendor support, transportation services, and training resources.



Demographics (2022 data)

Median Age

Lewiston & Clarkston

Under 18 Years	22%
18 to 64 Years	62%
65 Years and older	16%

City Populations

Lewiston	34,977
Clarkston	7,194
Moscow	25,850
Pullman	32,827
Total	110,848

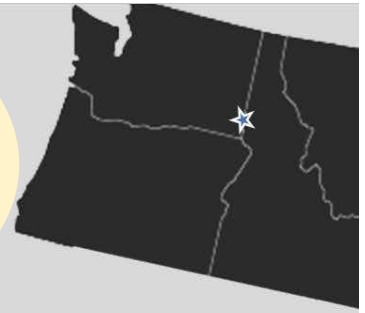
County Populations

Asotin	22,397
Latah	40,313
Nez Perce	42,454
Garfield	2,346
Clearwater	8,895
Whitman	47,873
Total	164,278

Distances to Major Cities in the Pacific Northwest (highway miles)

Portland, Oregon- 335 miles
Seattle, Washington- 318 miles
Boise, Idaho- 273 miles
Spokane, Washington- 110 miles





Quality of Life

The people of the region welcome industry and encourage economic development and business growth. A beautiful part of our region is the acclaimed “Gateway to Hells Canyon”; The deepest river gorge in the United States. Our region is noted for its forests, agricultural production, scenic beauty, and our unique concentration of higher education institutions in a rural area. Our lifestyles are a mixture of outdoor recreational leisure, community events, arts and festivals. We are bordered by national forests, many wilderness areas, pristine lakes, white water rivers, and rugged canyons. In less than an hour’s drive, you can be fishing, camping, hunting, skiing or sailing.



Hells Canyon



NAIA World Series

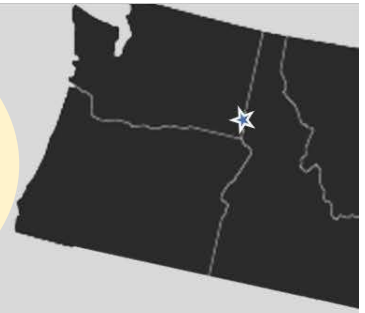
We also have a wide range of culture. Ethnic and educational advantages include ballet, symphony, theatre, concerts, and university seminars. Pac-12 football, basketball, and the host city for the NAIA World Series headline the athletic events.

From the business perspective, the region’s centralized location within four western states plus British Columbia and Alberta, Canada, combined with our intermodal transportation system, places the area in an enviable position. Access to local, regional and international markets is convenient and affordable. A loyal and dedicated workforce produces more and costs less.

Nearly all the great rivers in the Northwest come to, through, or near our valley. While the Snake and Clearwater Rivers are right outside our front door, the Salmon, Selway, Lochsa, St. Joe, Grande Ronde, Columbia, and dozens of smaller waterways are all within easy driving distance.



Hells Canyon ranked in
the top five for best
ecotourism trips
Forbes 2023



Quality of Life (Continued)

The Lewis-Clark Valley is just a stone's throw away from the largest contiguous wilderness area in the lower forty-eight states: The River of No Return, Selway Bitterroot, Gospel Hump, Mallard-Larkins, Sawtooth, and Eagle Cap Wilderness Areas are all part of this watershed that includes another half-dozen National Forests and twice as many state and regional Parks. If it's natural beauty you're after, head for our region's rivers and wilderness.



Selway River

Valley Climate

Length of Growing Season	220 Days
Average Rainfall	12.52 inches
Annual Clear/Partly Cloudy Days	168 Days
Downtown Elevation	738 Ft
Airport Elevation	1436 Ft

Average Temperatures

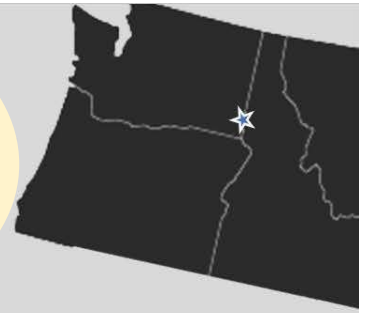
(Degrees F)	High	Low
Winter	41	32
Summer	91	63

Valley Leisure, Recreation, and Community Event Links



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www.Lewis-ClarkValley.org



Labor Market Information

A large number of businesses have traditionally thrived in this valley, including Clearwater Paper which has grown into a world leader in paper products manufacturing. Additionally, the completion of the waterway system made Lewiston into the West’s most inland seaport accelerated business growth and diversity.

The Ports of Lewiston, Clarkston, and Wilma offer a gateway for manufacturers to the West coast as well as to the other countries in the Pacific Rim. A network of river, rail, and highway transportation facilities, along with the economic assistance offered by area banks and community agencies, combine to give the Lewis-Clark Valley an excellent business climate.

Major Employers

	Employees
Washington State University	6,130
University of Idaho	4,843
Vista Outdoor	1,410
Nez Perce Tribe	1,346
Clearwater Paper	1,200
St . Joseph Regional Medical Center	849
Schweitzer Engineering Laboratories	650
Regence BlueShield of Idaho	550
Costco Wholesale	540
Lewiston School District	516
Swift Transportation	400
Lewis-Clark State College	388
City of Lewiston	325
Tri-State Health	250
Nez Perce County	240
Clarkston School District	217
Poe Asphalt Paving, Inc.	150
Lewiston Morning Tribune	140
Asotin County	130



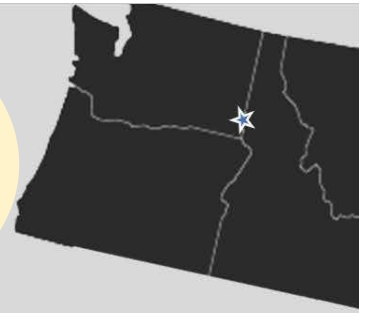
Occupational Wages (Average)

Accountants	\$ 35.69
Assemblers	\$ 18.17
Bookkeepers	\$ 19.70
Carpenters, Journey level	\$ 21.50
Cashiers	\$ 13.46
Clerical	\$ 15.72
Computer Technicians	\$ 23.85
Customer Service Reps	\$ 19.50
Dental/Health Care Assts.	\$ 18.94
Janitors	\$ 14.90
Nurses, Registered	\$ 37.57
Salespersons, Retail	\$ 16.98
Truck Drivers, Heavy	\$ 26.66



270,788

The population within a 75 mile radius of The Lewis-Clark Valley



Workforce

The Lewis-Clark Valley offers a high quality of life that ensures a stable quality workforce. Here you'll find a comfortable feeling where 35,000 people in the labor force blend their skills, talents and expertise to create a productive environment for business.



Local governments have planned for the growth that's occurring. Zoned land, available industrial and research parks, utility capacity, natural resource management and transportation are all factors that have received attention in planning for new industry and population. Two universities, a 4-year State College and a community college provide a diverse curriculum in continuing education for employees of growing businesses. This dimension is one way we return big dividends to employers. And our two-state environment provides ready access to a variety of financial resources to support training.



Lewis-Clark State College, Lewiston



University of Idaho, Moscow

Nez Perce/Asotin Counties

	Labor Force	10-Year Growth
50 mi	83,340	5.1%
75 mi	128,350	5.6%
100 mi	497,701	14.4%

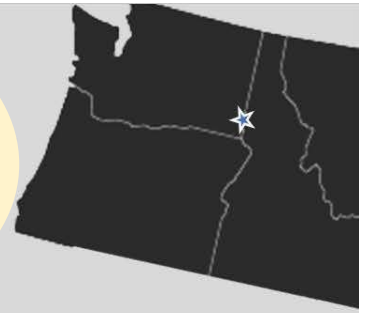
Walla Walla Community College, Clarkston

Washington State University, Pullman



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Utilities & Infrastructure

We have the highest value choices (electricity and natural gas) at rates among the lowest in the United States. Even small businesses can achieve substantial savings here; there is a significant disparity in energy costs throughout the country (i.e. in New York, electricity costs as much as 4 times, depending on usage; in California, 40% to 100% more). The Valley also provides substantial water resources, as well as significant unused sewer treatment capacity.

Utility Information

Lewiston, ID Clarkston, WA

Electricity

Residential 600 kwh	\$70.94	\$64.52
Commercial 20kw demand 3,650 kwh	\$384.25	\$519.89
Industrial 50kw demand 250,000 kwh	\$19,987.90	\$22,554.15

Natural Gas

Residential per 100 therm	\$109.09	\$143.81
Commercial per 100 therm	\$109.09	\$187.28
Industrial per 200 therm	\$201.07	\$248.05

Water

Per 100 cubic feet	\$3.10	\$1.20
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Sewer

Residential monthly minimum	\$49.61	\$47.39
Commercial monthly minimum	\$49.61	\$38.55
Commercial monthly average	\$56.25	\$82.76

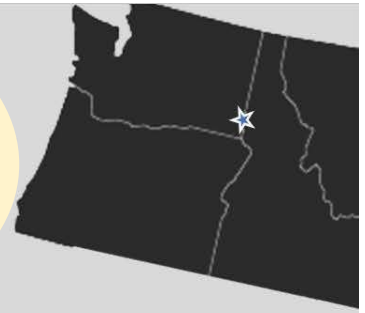
Sanitation

Residential Small Container (32-35 gal)	\$15.50	\$23.04
Residential Medium Container (64 gal)	\$23.54	\$29.63
Residential Large Container (96 gal)	\$29.00	\$35.95
Commercial Container (64 gal)		\$34.05



In 2022, the Lewiston-Nez Perce County Regional Airport ranked 10th in the nation.

StratosJets.com





Transportation

We offer four economical modes of transportation to accommodate business needs. Air travel and air freight needs are served, and rail service is provided by three competitive carriers. We have river port sites which readily link us to domestic and international markets. A network of federal, state and county roads complete our intermodal transportation system.



Airlines with Direct Flights from Lewiston

-  Delta to Seattle
Salt Lake City
-  United Airlines to Denver

Air Cargo Services

- UPS
- FedEx

Major Highways

- US 12
- US 95
- US 195



Motor Freight Services

- Swift Transportation Co (208) 746-8789
- Canyon Creek Transport Inc (208) 746-2002
- Dundee Trucking (208) 305-1029
- Eagle Transfer (208) 746-7961
- Excel Transport Inc (208) 746-4111
- Fast Way Freight System (208) 743-5504
- Freightways, Inc (208) 743-7779
- Jerdee Trucking (208) 743-1132
- Oak Harbor Freight Lines (509) 751-9680
- TCM Courier Services (208) 746-4929
- USF Reddaway (208) 746-8509

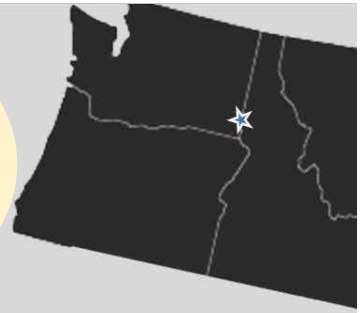


Bus Service

Northwestern Trailways provides daily service including Spokane, WA and Boise, ID hubs with bus connection to every state within the continental United States.



A 4-barge tow carries
the equivalent of 538.4
semi-trucks worth of
cargo: 14,000 tons



Port of Lewiston—Idaho's Seaport

The Port of Lewiston is the most inland seaport on the West Coast, located 465 river miles from the ocean. It is strategically located to link the Inland Northwest to global trade markets by connecting to the Columbia Snake River System, part of American's Marine High-way Corridors. The waterway is managed by the U.S. Army Corps of Engineers.



The Port is a publicly owned economic development organization serving Nez Perce County and beyond. Aside from facilitating intermodal transportation and international trade, the Port develops industrial and business parks, installs needed infrastructure, operates a business incubator program and provides community grants for economic development purposes. Job creation is the primary goal of activities and investments. It serves as a hub for intermodal transportation, with immediate access to river, road and rail routes and a nearby airport.

Port Facilities include a 275-linear ft. dock and 250-ton crane to accommodate heavy pick and roll-on/roll-off cargos. Indoor and outdoor storage is also available onsite. The Port of Lewiston can be contacted at (208) 743- 3209 to learn more about how specific cargos can be accommodated, or visit their website at www.portoflewiston.com



 Port of
Lewiston
Idaho - USA

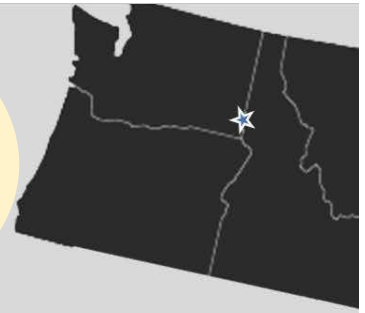


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Annually, 60% of all
U.S. wheat exports are
handled along the
Columbia/Snake River
uswheat.org



Port of Clarkston

The Port of Clarkston offers opportunities for warehousing and distribution in north Clarkston. It also provides infrastructure for high tech companies, the medical sector, the manufacturing sector and more. Opportunities are still available, so we welcome calls from businesses. The Port of Clarkston “facilitates sustainable growth” by providing infrastructure on land and in-water in Asotin County.



The Port of Clarkston is open to a wide range of partnerships in working toward its goal of creating jobs. Whether your business need relates to the emerging grape growing/wine-making industry or other more traditional sectors, Port of Clarkston staff is happy to discuss how we can help you achieve your goals. More information can be found on their site, www.portofclarkston.com

Port of Wilma

The Port of Wilma is the largest and busiest of the Port of Whitman County’s on-water port sites. Located directly across the Snake River from historic Lewiston, ID, and Clarkston, WA, the Port of Wilma reached full capacity in 2016.



It’s present tenants include a general cargo firm, two agricultural support companies, a lumber milling and manufacturing company, a wood chip processor and shipper, a concrete block manufacturer, two propane distribution and storage companies, a wood recycling company, a tree service company, a self-contained waste processing facility, a helicopter business, a boat manufacturing company, and grain shipment and storage company. Visit their website at www.portwhitman.com

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