
APPENDIX A: SMART GROWTH IMPLEMENTATION ASSISTANCE VISIT

Background on SGIA

Communities around the country are interested in fostering economic growth, protecting environmental resources, and planning for development, but they may lack the tools, resources or information to achieve these goals. In response to this demand, the Development, Community, and Environment Division of the USEPA, has launched the Smart Growth Implementation Assistance Program to provide technical assistance—through contractor services—to selected communities.

This assistance is expected to improve the overall climate for infill, brownfields redevelopment, and the revitalization of non-brownfield sites—as well as deliver on other community and environmental goals. EPA and ICF assembled a contractor team whose expertise met the needs of the two communities. Based on their experiences in other parts of the country, this Team will be provided Victor and Driggs options and strategies that could be adopted so that each community can get achieve its own vision for growth.

Partners

Valley Advocates for Responsible Development (VARD)
City of Driggs, Idaho
City of Victor, Idaho

Sponsors

Valley Advocates for Responsible Development (VARD)
City of Driggs, Idaho
City of Victor, Idaho

Local Team Members

Cari Golden
Planning and Zoning Administrator, City of Victor

Kathy Rinaldi
Executive Director, Valley Advocates for Responsible Development

Doug Self
Planning and Zoning Administrator, City of Driggs

Driggs and Victor Community Participants at the final presentation October 26, 2006

Name
Alice Stevenson
Amanda DeRito
Andy Von Gleich
Ann Loyola
Art Denton
August Grigsby
Babette Thorpe
Bob Henege
Brenda Schweitzer
Bruce Simon
Dan Powers
Dave Harvey
David Kearsley
Diane Temple
Doug Self
Geordie Gillett
Glen Carlson
Grant Thompson
Harry Wilcox
Ian Tuttle
Jeanne Miyoshi
JeanneMarie Callahan
Jennifer Zung
Kaela Weinbrandt
Kathy Rinaldi
Ken Chambers
Kim Billimoria
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Larry Young
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Lynne Wolfe
Margaret Gillentine
Mark Lazich
Mark Trupp
Marshal McInnis
Mary Lou Hansen

Mike O'Neill
Mike Peters
Paul Hansen
Pete Maniaci
Randy Blough
Reid Rogers
Rick Baldwin
Sandy Mason
Scott Yannell
Sue Karichner
Viv Carlson
Zahan Billimoria

ICFIEPA Consulting Team

Dena Belzer, Principal

Strategic Economics

Ms. Belzer specializes in connecting regional economic and demographic growth trends to real estate development activity and local policy initiatives. Ms. Belzer's work draws upon a traditional urban economics framework and innovative analytical techniques to provide strategies for addressing growth and development-related issues. Ms. Belzer is an expert on transit oriented development, fostering mixed-use districts, and local-serving retail attraction. She has helped to establish best practices for transit oriented development in multiple communities as well as writing extensively on the topic.

Jim Charlier, President

Charlier Associates, Inc.

Mr. Charlier is a nationally recognized transportation planning professional with 31 years experience in local, regional and statewide settings across the country. He has provided transportation planning services to clients throughout the United States and is a frequent speaker, lecturer and facilitator on urban transportation planning challenges and opportunities. Mr. Charlier obtained BS and MS degrees from Iowa State University in 1972 and 1975 and is a certified planner (AICP).

Tim Van Meter, Architect/Partner

Van Meter Williams Pollack

Mr. Van Meter's experience has ranged widely from buildings, to landscape designs, to urban designs for districts and neighborhoods. As a partner in Van Meter Williams Pollack, Tim has focused on mixed use developments, urban infill projects and affordable housing. He has led the design team on many of the firm's complex design projects, formulating the program, building consensus and developing design solutions. Projects include: affordable housing developments; industrial reuse plans; mixed use projects;

public housing revitalization plans; transit oriented communities; as well as interior architecture and corporate facilities. Tim works closely with clients and communities to formulate programs and development strategies.

Rick Williams, Architect/Planner

Van Meter Williams Pollack

Mr. Williams' work has been on the forefront of mixed use pedestrian and transit-oriented planning and urban design. The scale of projects range from residential developments, mixed-use neighborhoods and urban infill to community plans and new town proposals. As a partner in Van Meter Williams Pollack, Rick brings his diverse background and extensive experience to focus on planning and urban design projects involving mixed use, pedestrian and transit oriented developments as well as project management and construction administration efforts for a variety of the firm's building projects. Projects Rick has been recently involved include the MacArthur Boulevard Streetscape Concept Plan; Millsmont Urban Design Plan, S.F. Transit Oriented Neighborhood Planning, Prescott /Acorn Neighborhood Transportation Plan, Westminster Traditional Neighborhood Design Guidelines, the Fremont CBD Plan, and the Fremont Small Lot Residential Design Guidelines.

William Schroerer, Vice President, ICF International, managed the ICF consulting team.

EPA Representatives

Matthew Dalbey and David Bend, Development, Community and Environment Division.
Carla Fromm and Jim Werntz, EPA Region 10.

Schedule of Activities

Day 1: Monday October 23, 2006

3:30 pm: Meet at Driggs City Hall with local team.

7:00-8:30 p.m.: Kickoff meeting (Public invited)

Day 2: Tuesday October 24, 2006

8:00 am – 8:30 am: Team meeting (meet at Driggs Community Center)

8:30 – 10:30 am: Team tours Teton County

10:30 am: Return to Driggs. Walking tour of Driggs

11:30 noon – 12:30 pm Lunch

1:00 – 1:30 pm: Walking tour of Victor.

1:30-3:00 pm: Prepare for design/vision workshop public session in Victor.

3:00 – 5:00 pm: Meet with developers/landowners/stakeholders owners from both Victor and Driggs.

7:00 pm – 9:00 pm: Design/vision workshop public session in Victor (Public invited)

Day 3: Wednesday October 25, 2006

8:30 am – 9:00 am: Team meeting in Victor (Victor City Hall)

9:00 am – 12 noon: Analysis of barriers and opportunities for Victor's infill development.

12 noon – 1:00 pm: Lunch with elected officials and staff in Victor and/or C.O.C. and development community (Location in Victor)

1:00 pm – 3:00 pm: Public drop in for the downtown Victor vision/design plan. (Public invited)

3:00 pm – 5:00 pm: Analysis of barriers and opportunities for infill for both Victor and Driggs.

7:00 pm – 8:30 pm: Preliminary presentation of downtown Victor design/vision concept. Victor City Hall.

Day 4: Thursday October 26, 2006

8:30 am – 9:00 am: Team meeting in Driggs (Driggs Community Center)

9:00 am – 12:00 noon: Analysis of barriers and opportunities for infill for Driggs.

12 noon – 1:00 pm: Lunch with elected officials and development community in Driggs and development community

1:00 pm – 4:30 pm: EPA team completes analysis and prepares for final presentation

7:00 pm – 8:30 pm: Final Presentation of findings

APPENDIX B: MARKET OVERVIEW

The Team used a broad overview of demographic, economic, and market conditions in Victor, Driggs, and Teton County to provide the context for the technical assistance work. The data collected helped the Team understand the magnitude of future demand. This context – the collected data and analysis of the local and regional economy – helped focus the Team’s work and guide the implementation options presented to the communities and discussed in the full report. This appendix includes an introductory overview of all the data used and analyzed and the full data set collected by the Team. The data set is divided into three sections: the Economic and Demographic Profile, Land Use Inventory, and Market Findings. This appendix is meant to supplement the discussion of the market findings presented in the full report.

Overview

Teton County and Victor and Driggs are growing. Both cities recognize that increased growth brings opportunities and challenges. The opportunities include a growing economy, more job opportunities, and an increased tax base. Yet growth can also bring challenges such as maintaining a town’s character, amenities, and affordability. These benefits can often be maximized and challenges minimized by incorporating growth into the existing town fabric. Doing so invigorates a community’s downtown core and prevents the negative economic and environmental effects of sprawl.

The market overview for Victor and Driggs reveals that each city can accommodate a large portion of future growth within their respective city limits. Given a supportive regulatory climate, this growth can support multiple community goals. This, however, is only part of the story. The data also shows that a substantial portion of future growth will likely be accommodated in the unincorporated portions of Teton County. Given the regulatory climate in the county, Driggs and Victor should consider working with the county to develop a regional strategy that addresses the opportunities and challenges that come along with growth.

What follows is an overview of each of the data sections. For more detailed information, please review the slides and corresponding notes pages.

Economic and Demographic Profile

The Team created an economic and demographic profile to analyze population and economic trends in Driggs, Victor and Teton County. In all three municipalities the data reveals increasing populations, increasingly expensive housing and land costs – particularly when compared with income levels. Several specific findings are:

- Driggs, Victor, and Teton County have all experienced large population increases since 1990.
 - The majority of residents in Driggs, Victor, and Teton County are young families.
 - The median income for households in Driggs, Victor, and Teton County are approximately \$50,000 per year.
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- According to the 2000 U.S. Census, seasonal housing units are a small percentage of housing in Driggs (6.17%), Victor (4.07%), and Teton County (15.24%), especially when compared with other resort towns such as McCall, Idaho (48.3%).
 - Discussions with local developers, real estate professionals, and knowledge gained during the site visit suggest the market is responding to growing demand for seasonal homes in Teton County.
 - Platted developments have far exceeded built developments in Driggs, Victor and Teton County, suggesting that a great deal of real estate speculation is occurring.

Land Use Inventory

More than three-fourths of the land in Driggs and Teton County is considered undeveloped by the Teton County Recorder's Office. Victor's developed vs. undeveloped land is reversed – more than three-fourths of its land is undeveloped. The Team understands that municipal annexation process is fluid and these data change periodically. In all three jurisdictions, the number of platted parcels is far ahead of actual construction. This is a challenge for all three jurisdictions, since retrofitting platted parcels with revised development policies can be difficult.

Market Findings

The consulting team performed a market analysis to understand retail and real estate trends in Driggs, Victor, and Teton County. The analysis revealed three housing market segments in the region 1) people who work in Jackson, but cannot afford to live there; 2) local residents with moderate incomes; and 3) second home buyers. Although the region is comprised of three housing markets, most developments currently being constructed are only affordable for second home buyers. The market analysis also noted retail leakage in Driggs, Victor, and Teton County. Several key points from the presentation can be found below.

- Three housing markets exist in Teton Valley:
 - People who work in Jackson, but cannot afford to live there;
 - Local residents with moderate incomes; and
 - Second home buyers.
- Median home price in Teton Valley is approximately \$300K.
- Lots in Teton County are selling for \$75-100K/acre.
- In Victor and Driggs lots are selling for \$125K/acre.
- Only a small percentage of incomes in Driggs (29%), Victor (38%), and Teton County (39%) are sufficient to buy housing.
- Retail leakage in Driggs (29,153 square feet), Victor (23,551 square feet), and Teton County (72,047 square feet-includes Driggs and Victor).
- Strong lodging sales – hotel and motel receipts – over the past seven or eight years suggest that the area could support another hotel establishment.

This overview only touches on several key points from the presentation. Please review the full data set below for additional information including graphs, charts, and analysis.

VICTOR + DRIGGS: EPA SMART GROWTH IMPLEMENTATION ASSISTANCE PROGRAM

VICTOR + DRIGGS

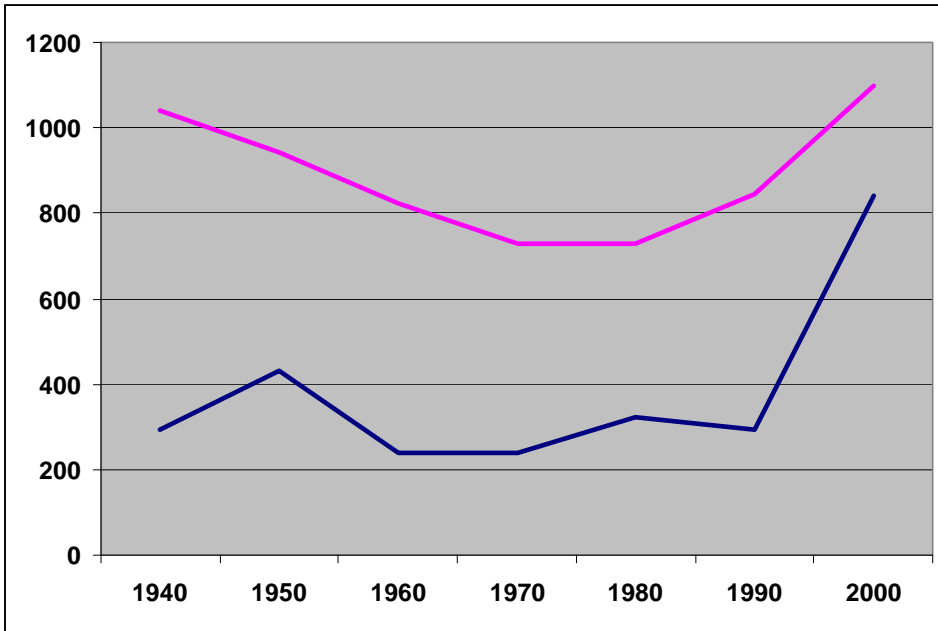
ECONOMIC AND DEMOGRAPHIC PROFILE



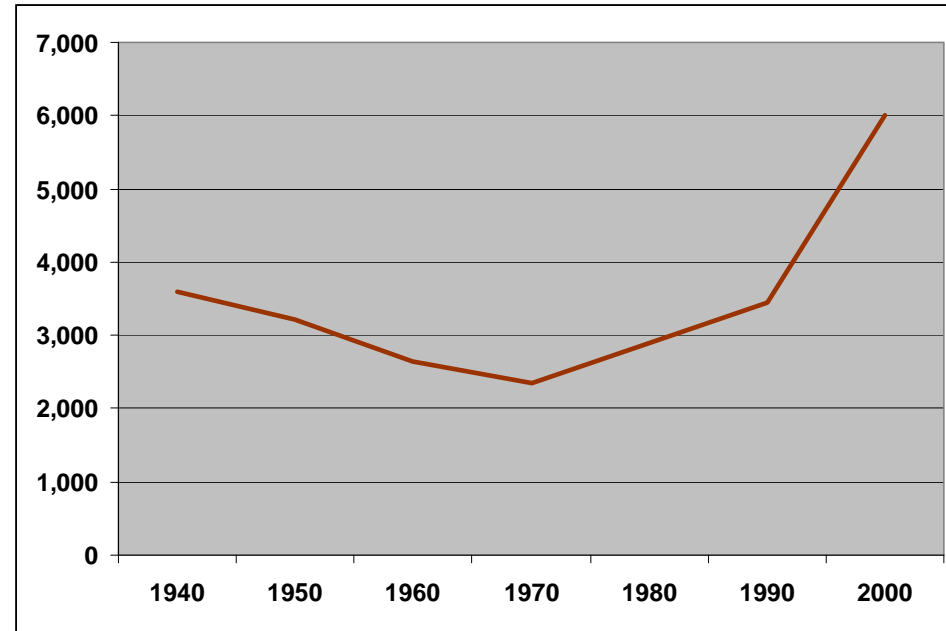
Demographic Profile

Population Change, 1940 to 2006

Cities of Victor and Driggs



Teton County



Source: Idaho Commerce & Labor, Claritas



Demographic Profile

Population Growth, 1970 to 2006

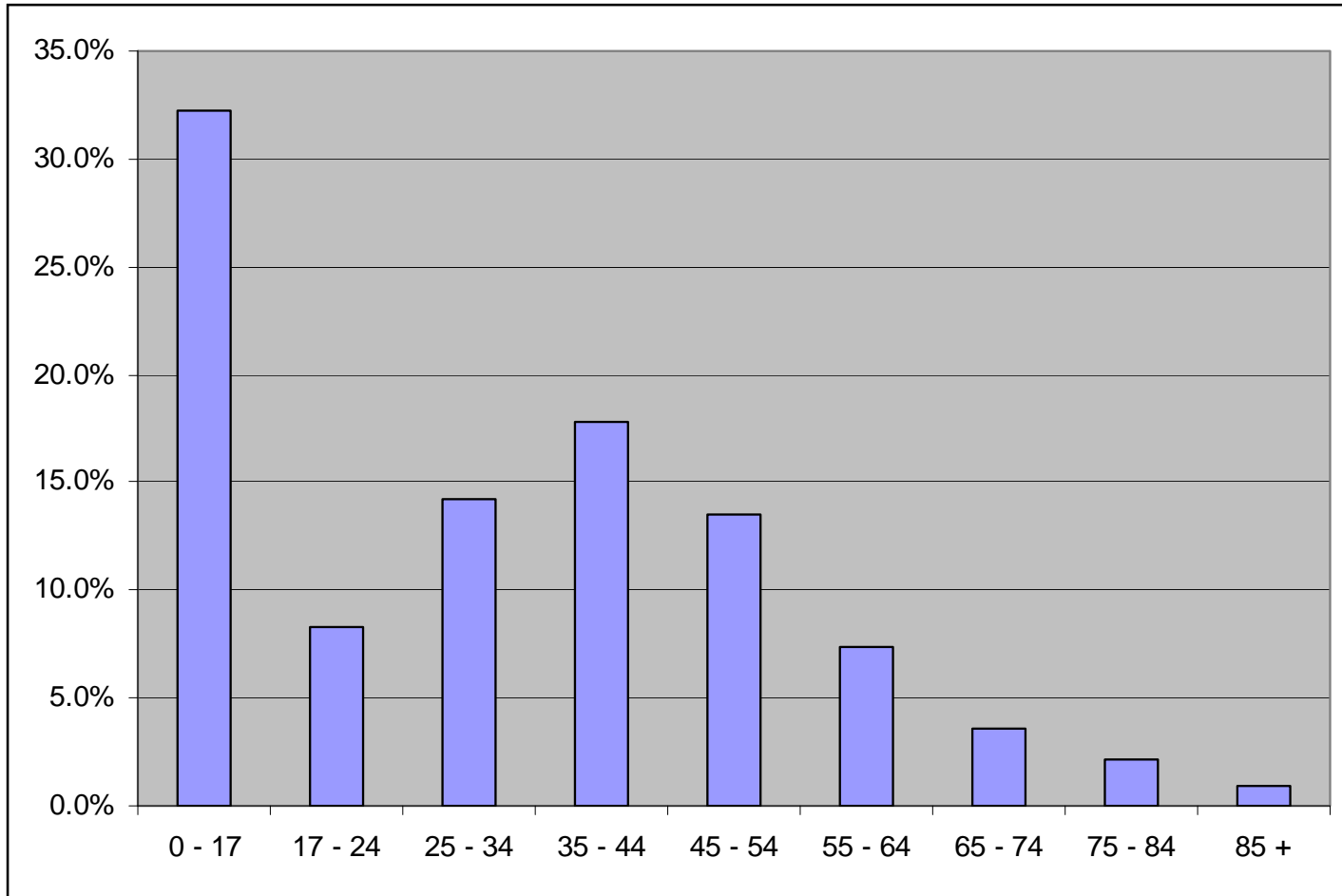
	Year	Population	% Change From Previous Decade
City of Victor	1970	241	-
	1980	323	34.0%
	1990	292	-9.6%
	2000	840	187.7%
	2006	1,255	49.4%
City of Driggs	1970	727	-
	1980	727	0.0%
	1990	846	16.4%
	2000	1,100	30.0%
	2006	1,165	5.9%
Teton County	1970	2,351	-
	1980	2,897	23.2%
	1990	3,439	18.7%
	2000	5,999	74.4%
	2006	7,615	26.9%

Source: Idaho Commerce & Labor, Claritas



Demographic Profile

2006 Age Distribution, City of Victor



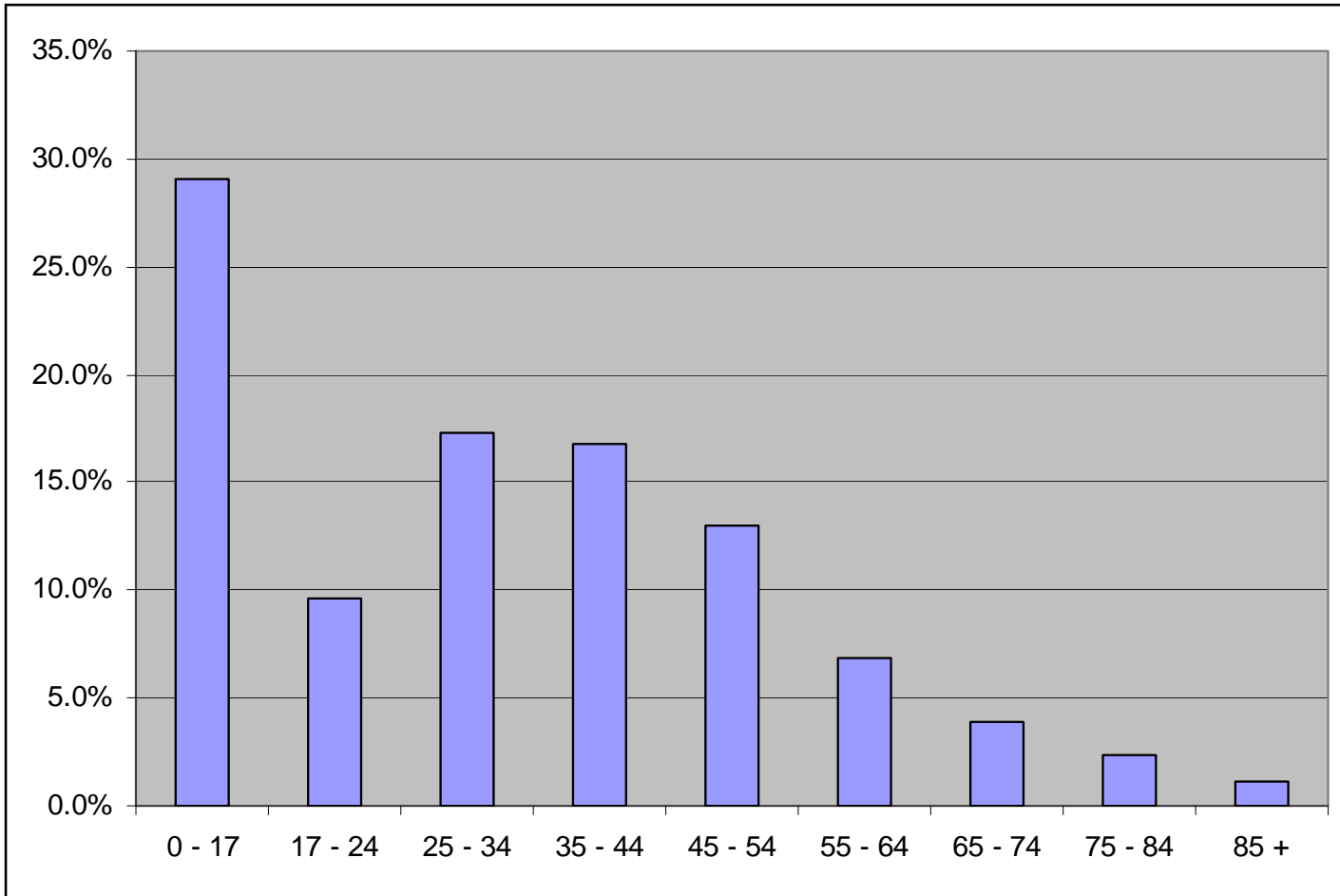
Source: Claritas



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Demographic Profile

2006 Age Distribution, City of Driggs

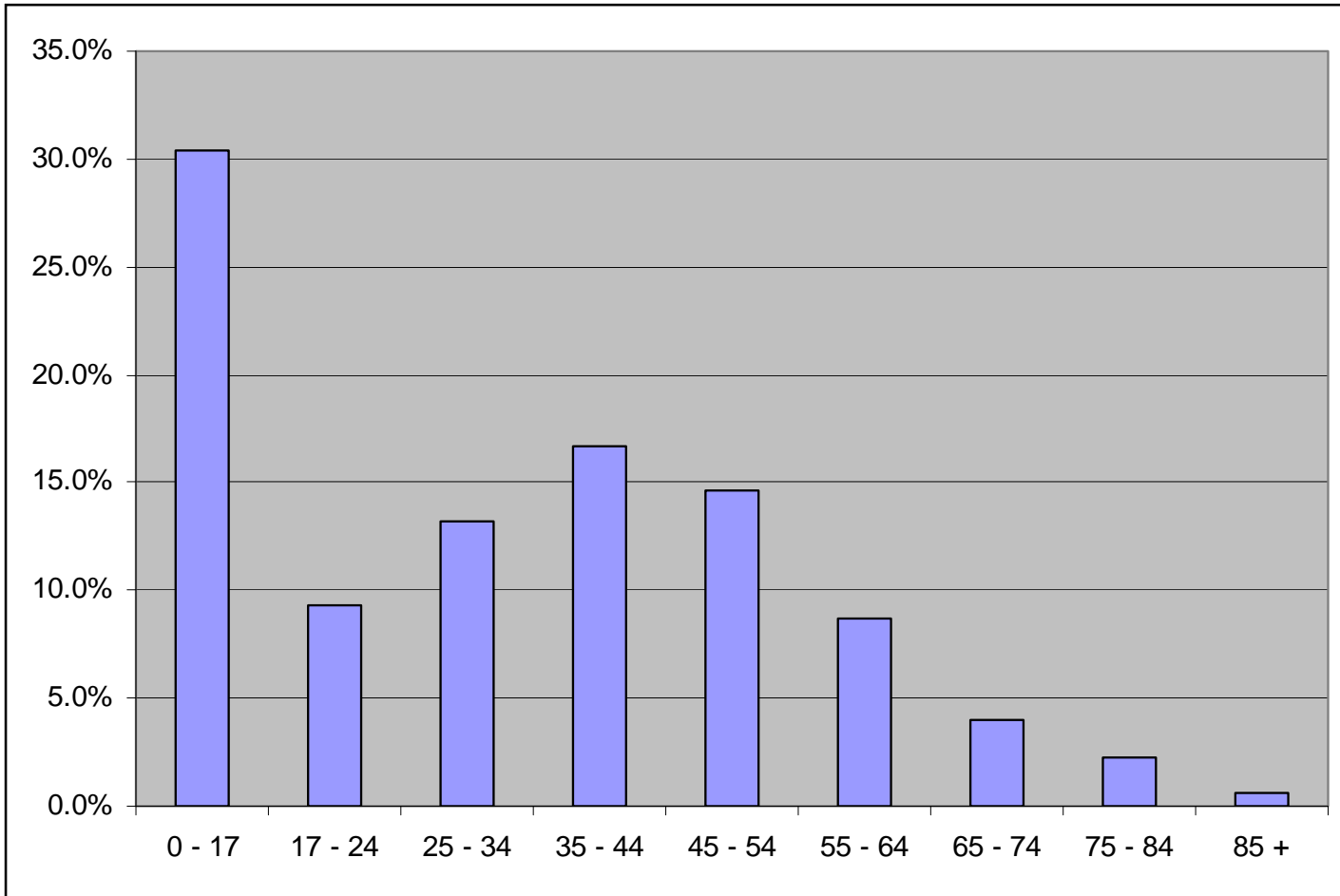


Source: Claritas



Demographic Profile

2006 Age Distribution, Teton County

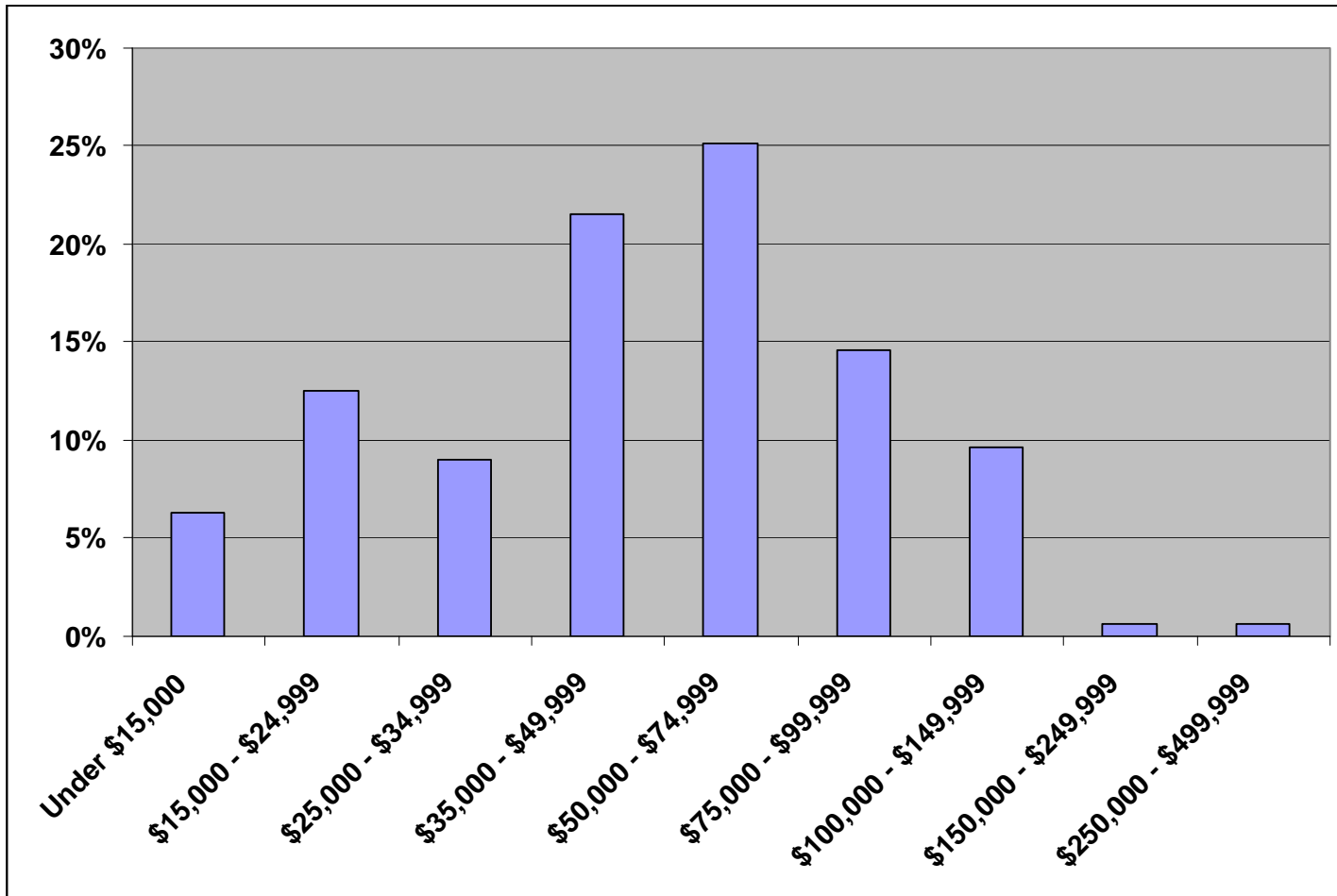


Source: Claritas



Demographic Profile

2006 Income Distribution, City of Victor



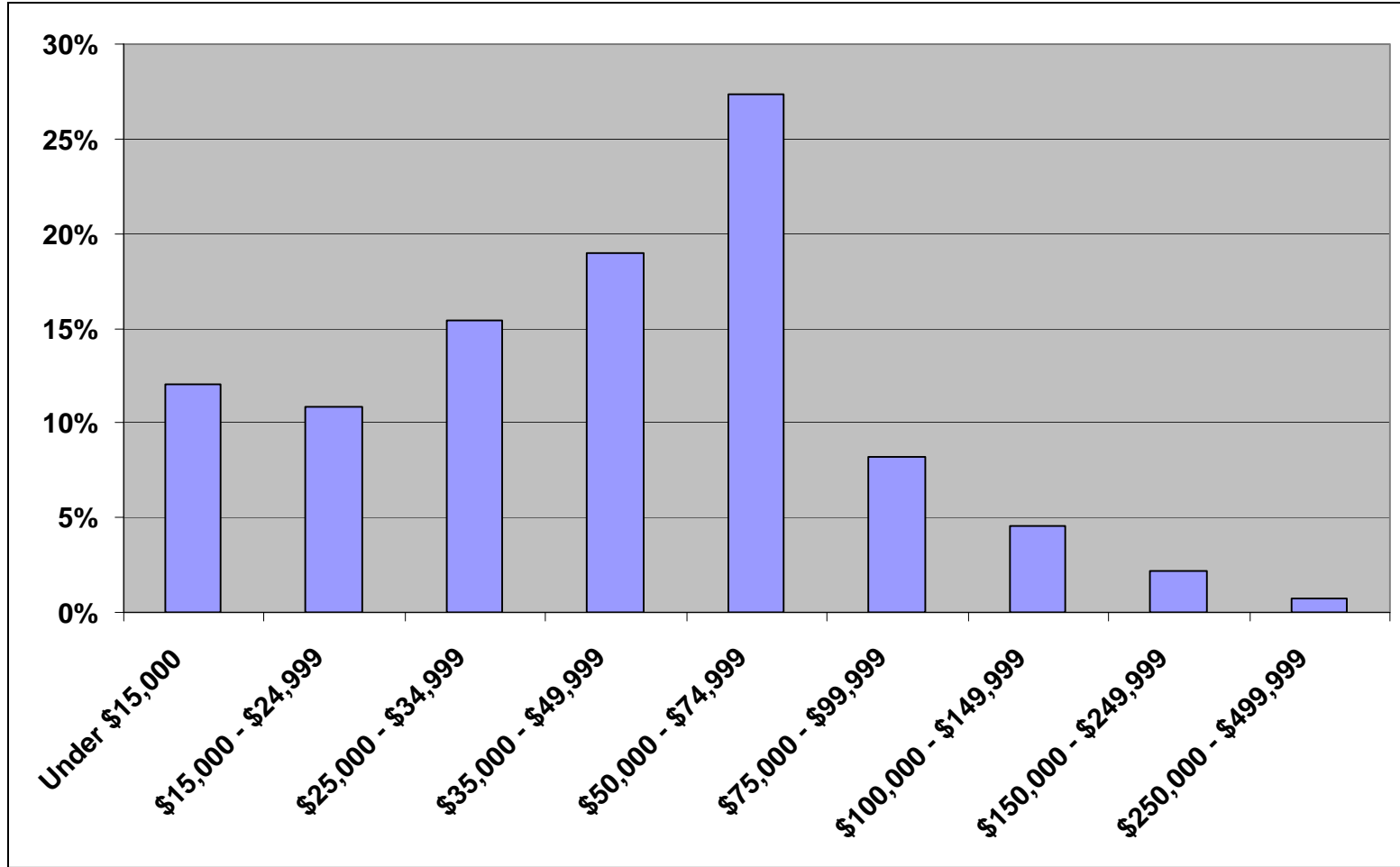
Source: Claritas



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Demographic Profile

2006 Income Distribution, City of Driggs



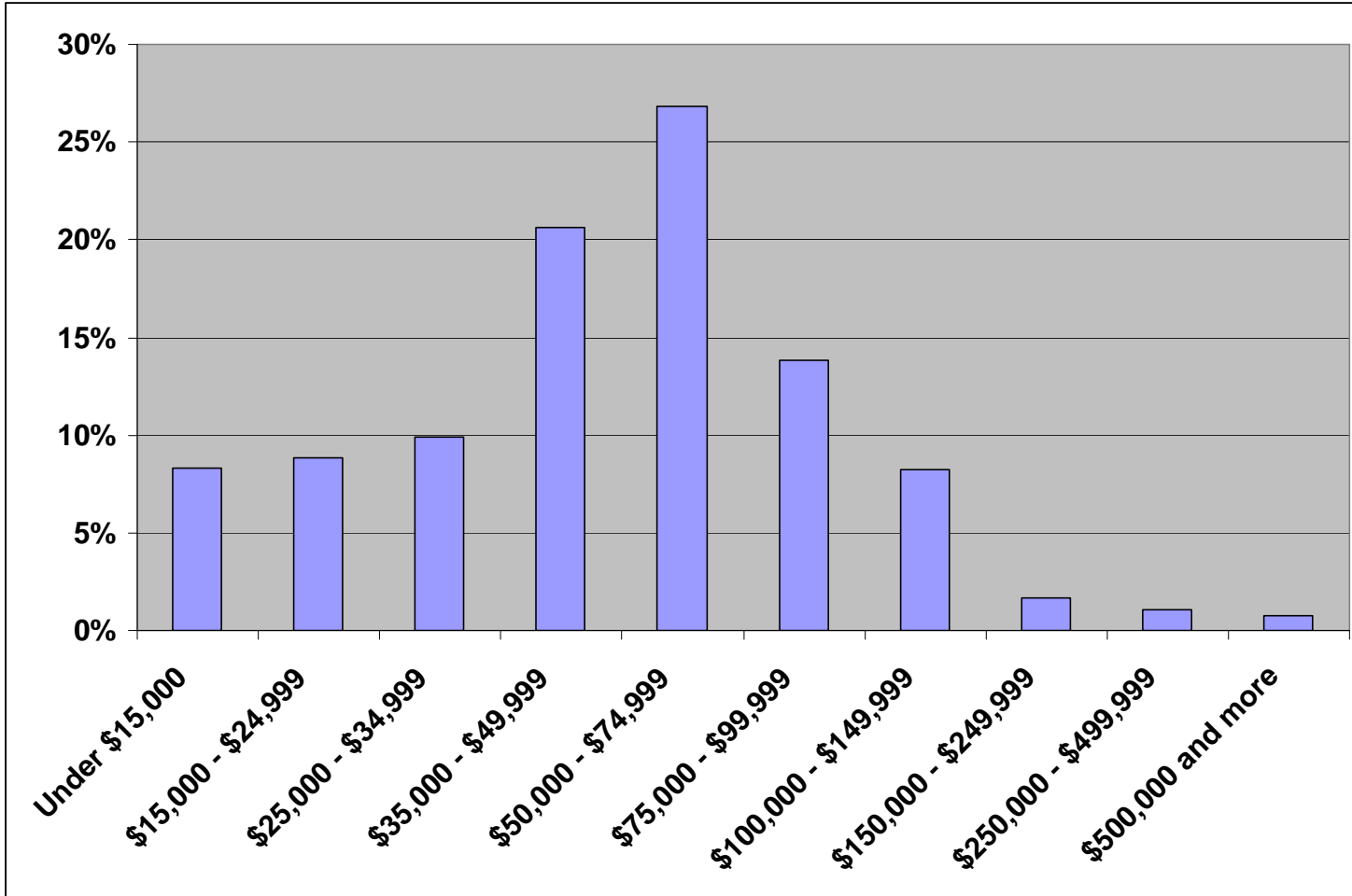
Source: Claritas



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Demographic Profile

2006 Income Distribution, Teton County



Source: Claritas



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Demographic Profile

Median Income, 2006

City of Victor	\$50,744
City of Driggs	\$44,469
Teton County	\$52,172

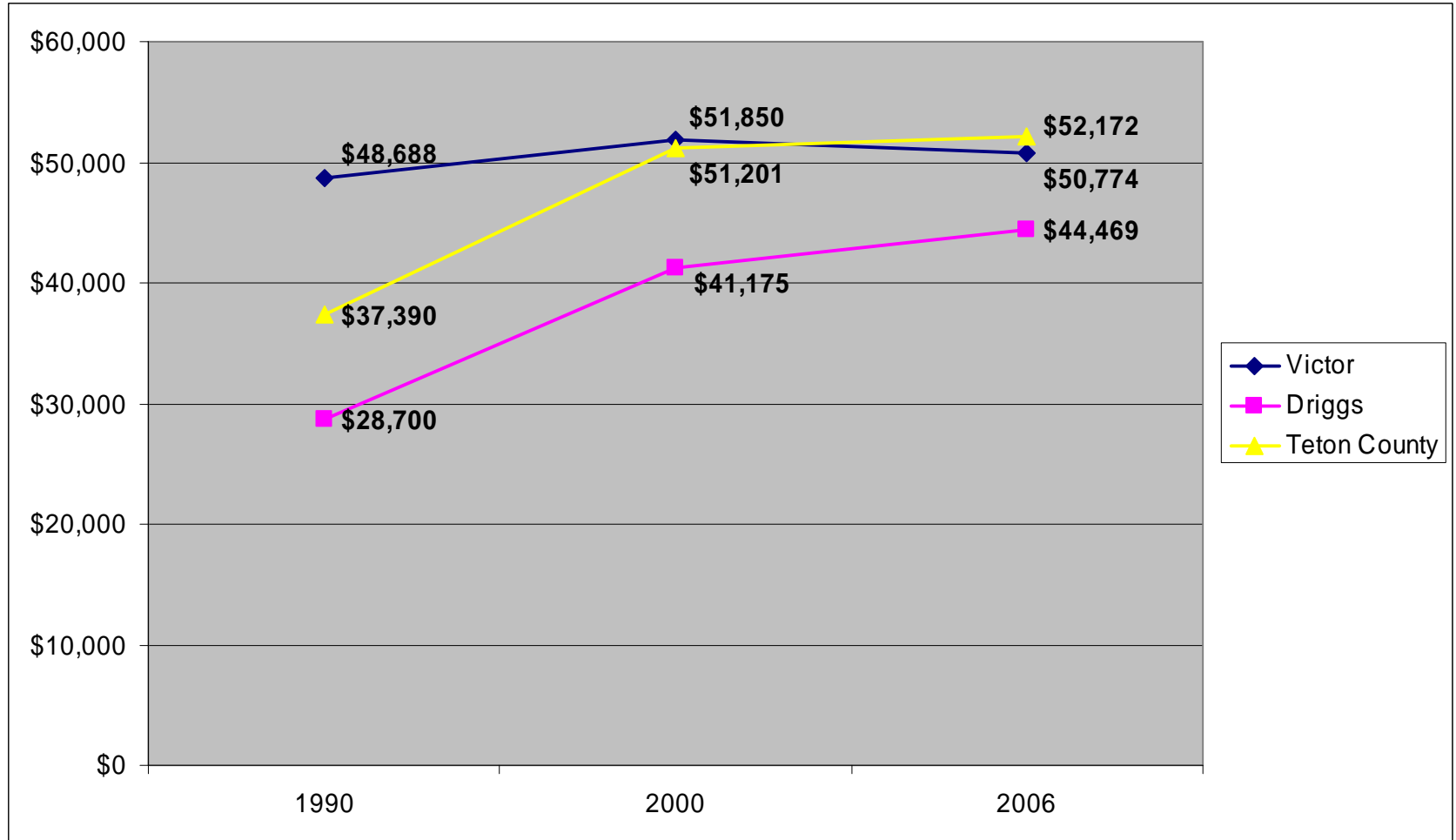
Source: Claritas



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Demographic Profile

Median Income Adjusted for Inflation



Source: US Census Bureau, Claritas



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Demographic Profile

Educational Attainment, 2006

Victor

- 87.8 % with a high school degree or higher
- 18.1% with a bachelor's or higher

Driggs

- 81.1 % with a high school degree or higher
- 30.1% with a bachelor's or higher

Teton County

- 87.5 % with a high school degree or higher
- 27.7% with a bachelor's or higher

Source: Claritas



Housing

Tenure and Occupancy, 2000

	Victor	Driggs	Teton County
Renter occupied	24.9%	32.8%	26.5%
Owner occupied	75.1%	67.3%	73.5%
Total Housing Units	344	454	2,632
Occupied	301	400	2,078
Vacant	43	54	554
Seasonal Units	14	28	401
other vacancies	29	26	153
<i>Seasonal as a Percent of Total Units</i>	<i>4.07%</i>	<i>6.17%</i>	<i>15.24%</i>

Source: US Census Bureau: 2000 Census

Housing

Tenure and Occupancy, 2000

	City of McCall	Valley County
<i>Seasonal as a Percent of Total Units</i>	48.30%	53.79%

	Town of Taos	Taos County
<i>Seasonal as a Percent of Total Units</i>	7.46%	16.93%

	Victor	Driggs	Teton County
<i>Seasonal as a Percent of Total Units</i>	4.07%	6.17%	15.24%

Source: US Census Bureau: 2000 Census



Employment

Teton County Labor Force Data, 2004

Sector	#	%
Manufacturing	100	4.7%
Construction	386	18.1%
Information	39	1.8%
Utilities & Transportation	64	3.0%
Retail & Wholesale Trade	319	14.9%
Financial Activities	89	4.2%
Professional & Business Services	183	8.6%
Educational & Health Services	105	4.9%
Leisure & Hospitality	278	13.0%
Other Services	91	4.3%
Government	480	22.5%
Total Nonfarm Employment	2,134	100.0%

Source: Idaho Commerce & Labor



Employment

Teton County, Wyoming Labor Force Data, 2004

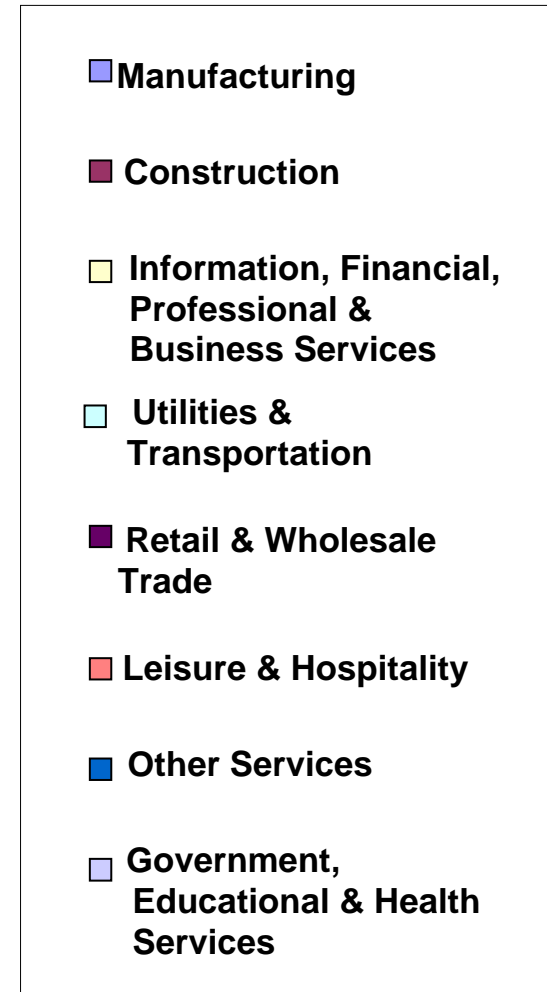
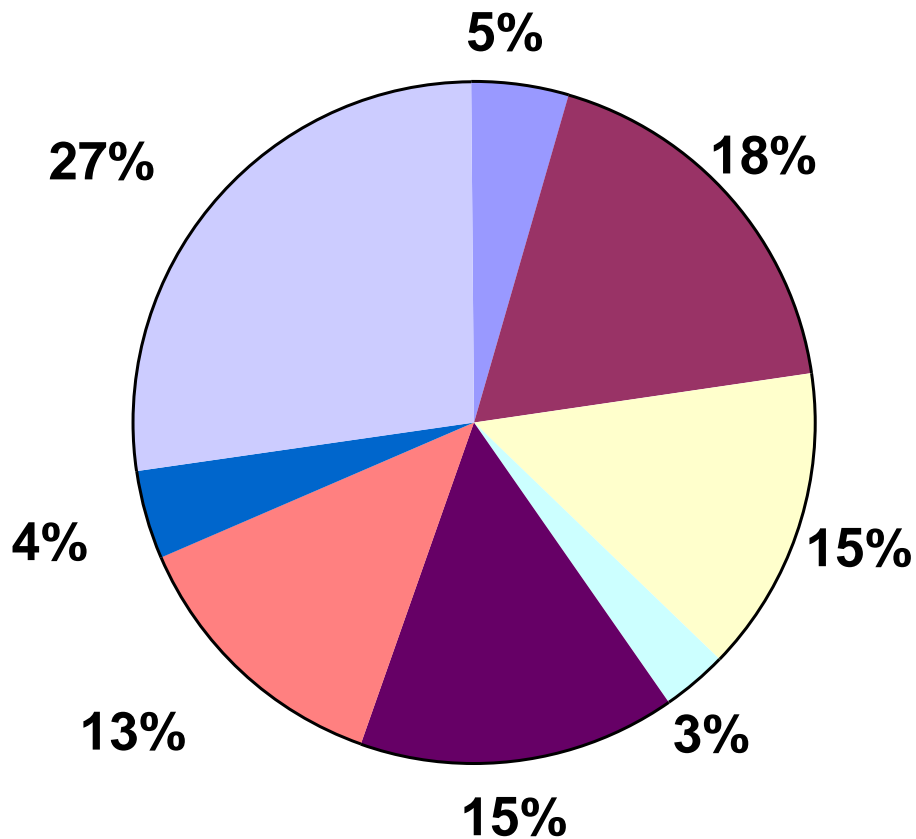
Sector	#	%
Manufacturing	243	1.0%
Construction	2,665	11.2%
Information	376	1.6%
Utilities and Transportatin	451	1.9%
Retail and Wholesale Trade	2282	9.6%
Financial Activities	2,920	12.2%
Professional and Business Services	2,884	12.1%
Educational and Health Services	1,153	4.8%
Leisure and Hospitality	6,922	29.0%
Other Services	1,190	5.0%
Government	2,209	9.3%
Other	542	2.3%
Total Non-Farm Employment	23,837	100.0%

Source: Source: U.S. Bureau of Economic Analysis



Employment

Teton County Labor Force Data, 2004



Source: Idaho Commerce & Labor



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Employment

Median Regional Labor Costs

Sector	Average Hourly Wage
Architecture & Engineering	\$30.10
Computer & Math	\$27.53
Business & Financial	\$20.34
Healthcare Practitioners & Technical	\$20.01
Construction & Extraction	\$15.25
Production	\$12.12
Office & Administrative Support	\$11.09
Sales & Related	\$9.03

Source: Idaho Commerce & Labor



P26. PLACE OF WORK FOR WORKERS 16 YEARS AND OVER--STATE AND COUNTY LEVEL [5] - Universe: Workers 16 years and over

	Victor		Driggs		Teton County	
	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>
Worked in state of residence:	207	45.9%	359	65.5%	1,878	63.9%
Worked in county of residence	188	90.8%	332	92.5%	1,742	92.8%
Worked outside county of residence	19	9.2%	27	7.5%	136	7.2%
Worked outside state of residence	244	54.1%	189	34.5%	1,060	36.1%
Total	451	100.0%	548	100.0%	2,938	100.0%

U.S. Census Bureau
Census 2000

P27. PLACE OF WORK FOR WORKERS 16 YEARS AND OVER--PLACE LEVEL [5] - Universe: Workers 16 years and over

	Victor		Driggs		Teton County	
	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>	<i>Population</i>	<i>Percent</i>
Living in an incorporated place	451	100.0%	548	100.0%	1,124	38.3%
Worked in place of residence	75	16.6%	261	47.6%	354	31.5%
Worked outside place of residence	376	83.4%	287	52.4%	770	68.5%
Not living in an incorporated place	0	0.0%	0	0.0%	1,814	61.7%
Total	451	100.0%	548	100.0%	2,938	100.0%

U.S. Census Bureau
Census 2000



Victor + Driggs Major Employers

Grand Targhee	300
County School District	230
Teton Valley Hospital	150
Broulim's Thriftway	62
Teton County	57
Eagle Computer Systems	28
USDA	25
Teton Telecom	18



Source: Idaho Commerce & Labor



STRATEGICECONOMICS

Growth Trends

Population Projections

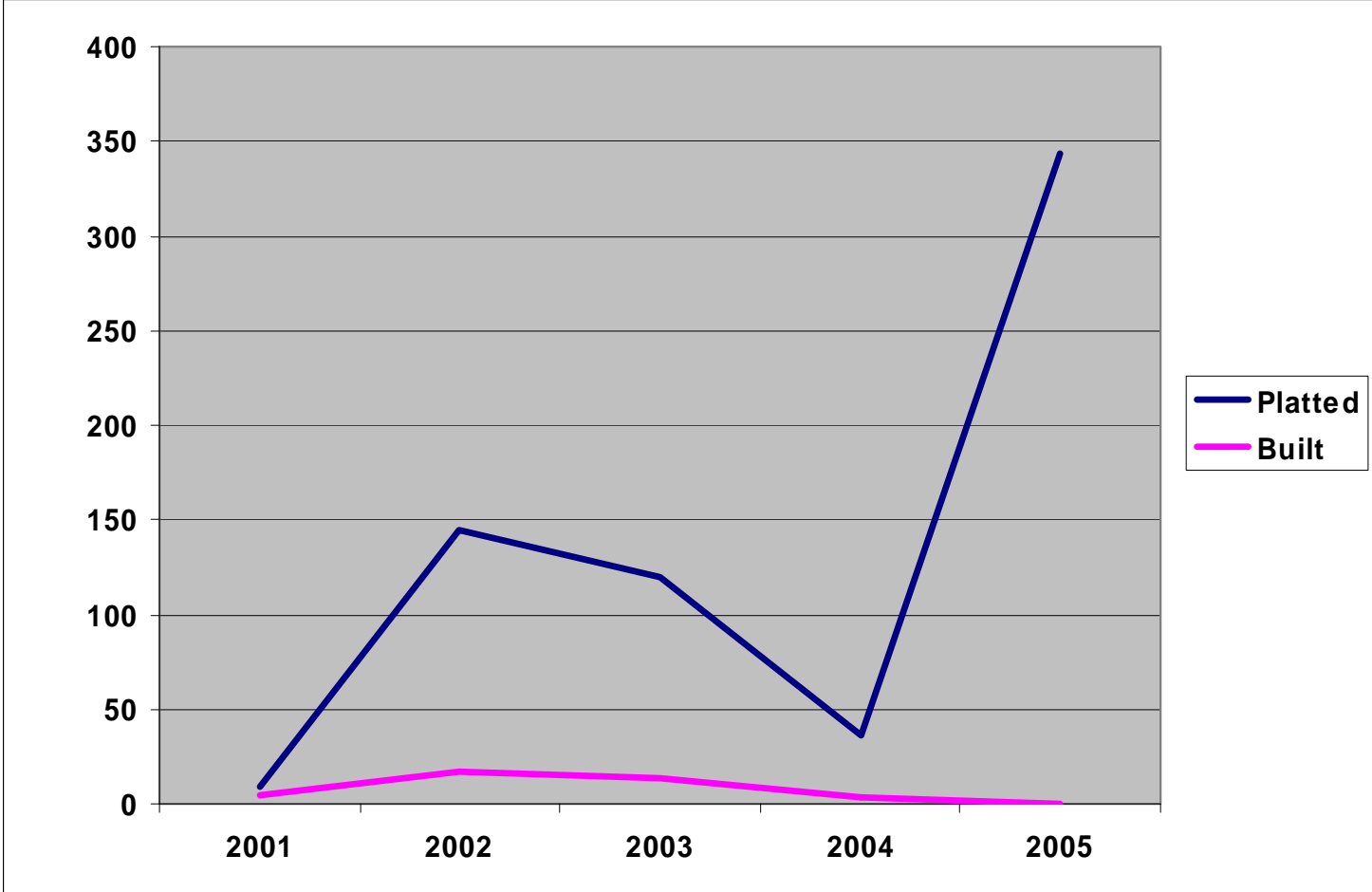
- Teton County is expected to gain 1,151 – 3,360 new residents by 2025
- Dividing these estimates by the current average household size yields a demand for 410 – 1,196 new housing units by 2025

	Additional Population by 2025		Additional Housing Demand	
	Min	Max	Min	Max
Teton County	1,151	3,360	410	1,196

Source: Idaho Power/Idaho Economics. Woods & Poole

Growth Trends

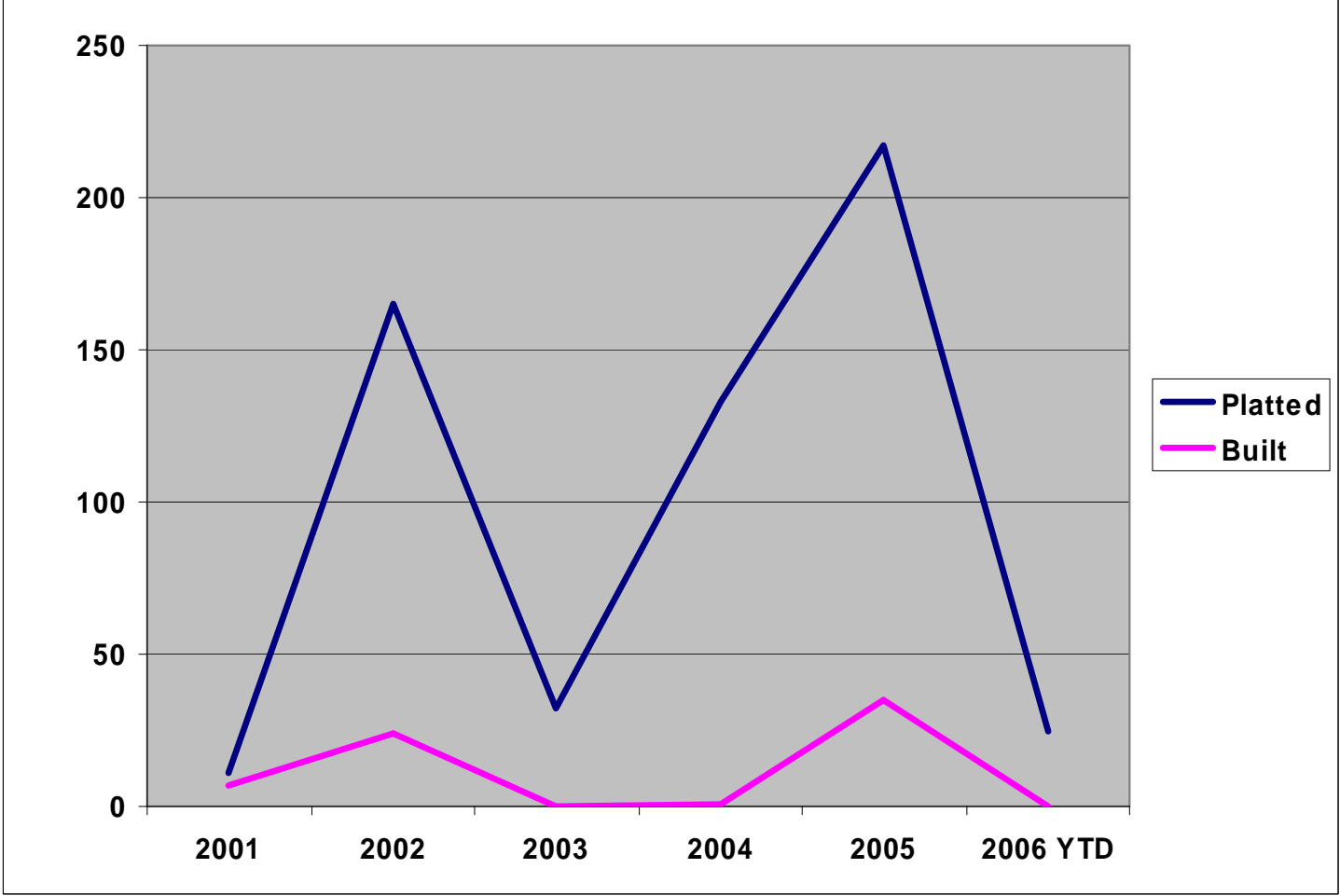
City of Victor Development



Source: Teton County Recorder's Office

Growth Trends

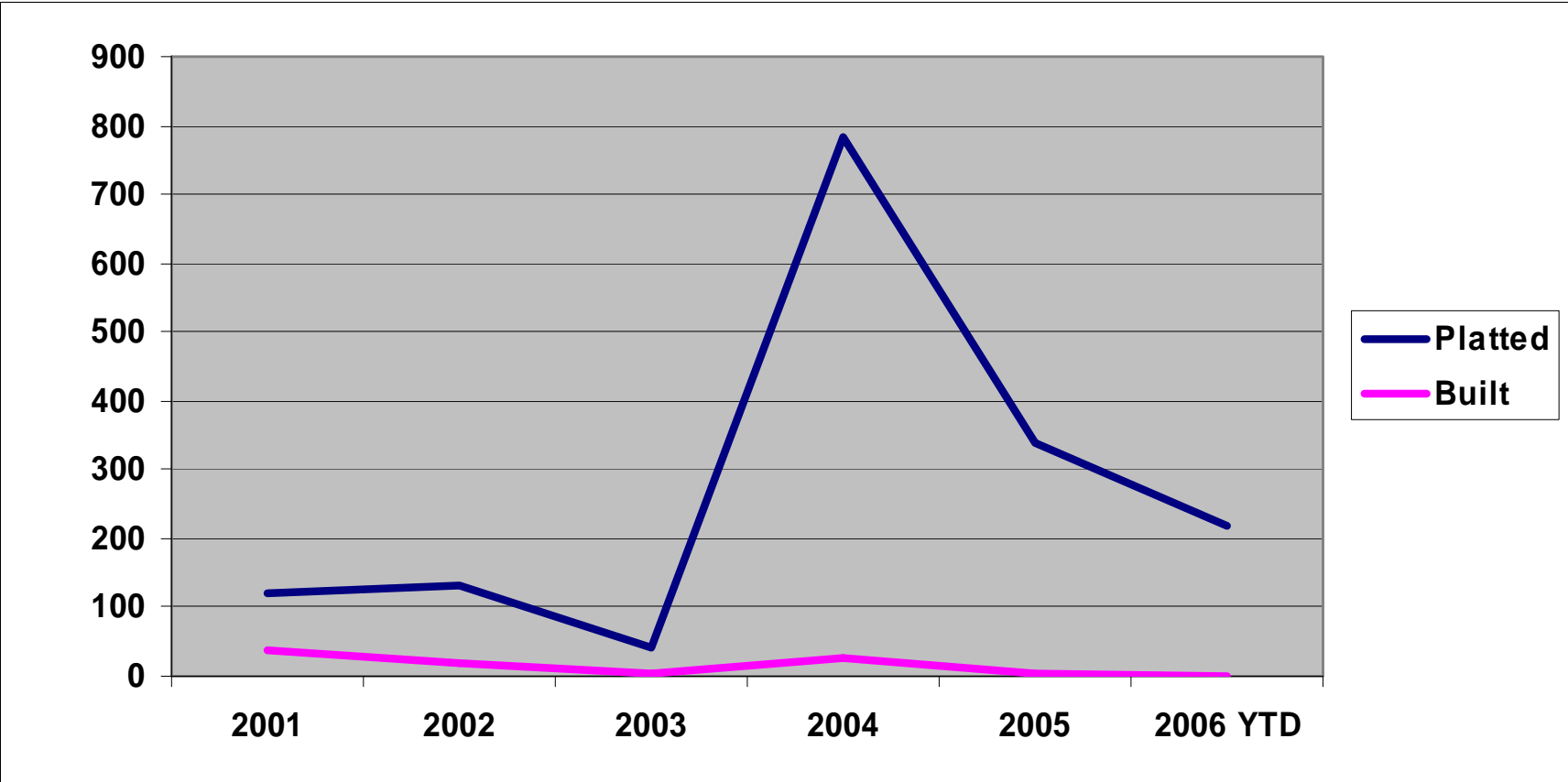
City of Driggs Development



Source: Teton County Recorder's Office

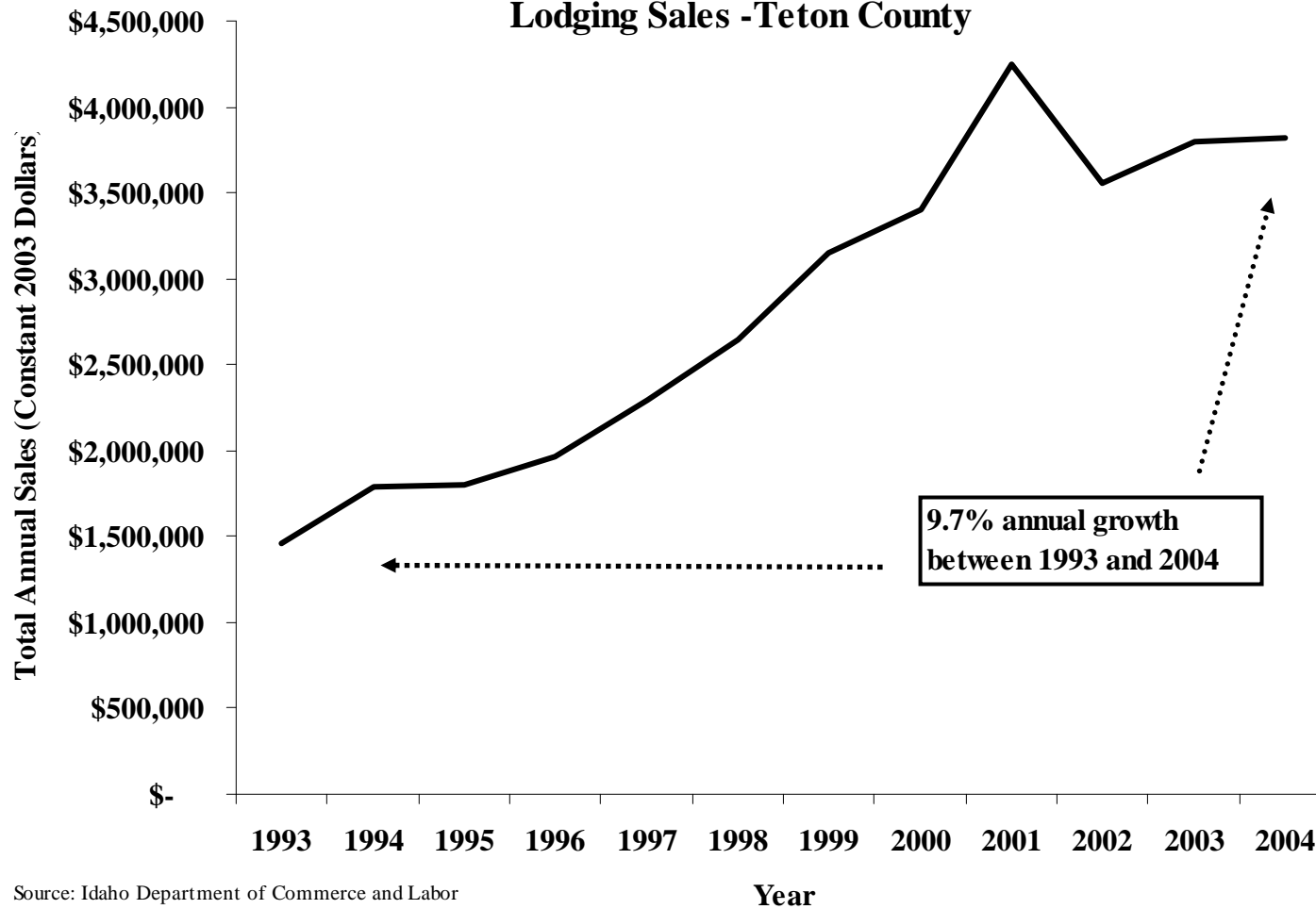
Growth Trends

Teton County Development



Source: Teton County Recorder's Office

Lodging Sales - Teton County



Source: Idaho Department of Commerce and Labor

Accommodations in Teton County

	1993		1994		1995		1996		1997		1998		1999		2000		2001		2002		2003		2004	
	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp	Units	Emp
72111 Hotels (except Casino Hotels) and Motels	3	24	3	32	4	37	5	39	5	37	6	39	6	44	5	40	6	39	6	38	6	38	7	41
7212 RV (Recreational Vehicle) Parks and Recreational Camps	3	17	3	19	3	23	3	22	3	25	3	23	3	25	3	24	3	26	3	27	4	40	4	37
53131 Real Estate Property Managers	2		3		2		2		4		4		3		4		4		4		4		4	



LAND USE INVENTORY

Developed Land

Teton County	Acres	Percent of Total
Private Land	194,163	67.4%
US Forest Service Acreage	88,013	30.5%
BLM Acreage	6,080	2.1%
Total Acreage in County	288,256	100.0%

County Land	Acres	Percent of Total
Developed	18,039	9.3%
Undeveloped	159,208	82.0%
Conservation Easement	7,561	3.9%
Pending	9,355	4.8%
Total	194,163	100.0%

Victor	Acres	Percent of Total
Developed	543	77.5%
Undeveloped	157	22.5%
Pending	0	0.0%
Total	700	100.0%

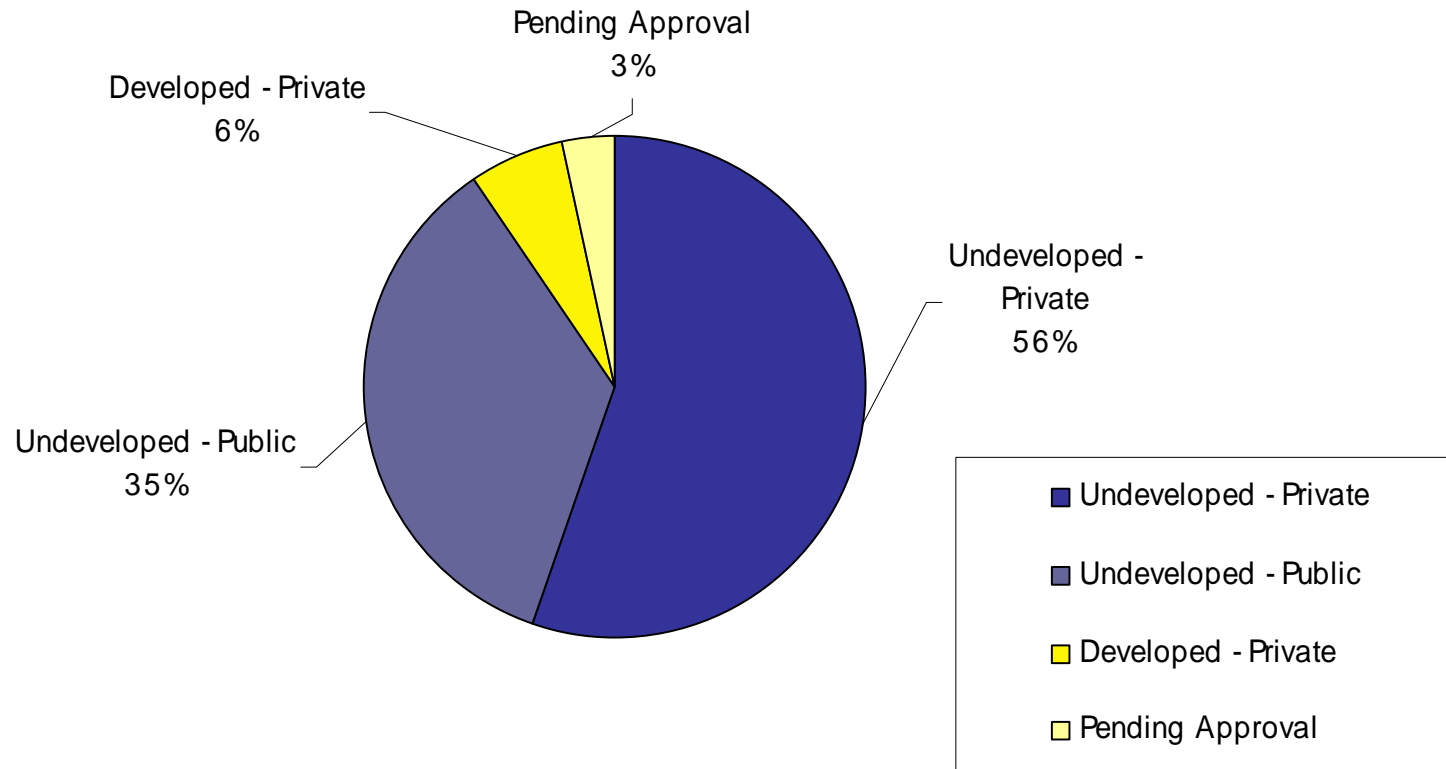
Driggs	Acres	Percent of Total
Developed	216	21.3%
Undeveloped	798	78.7%
Pending	0	0.0%
Total	1,014	100.0%

Source: Teton County Recorder's Office



Developed Land

Teton County

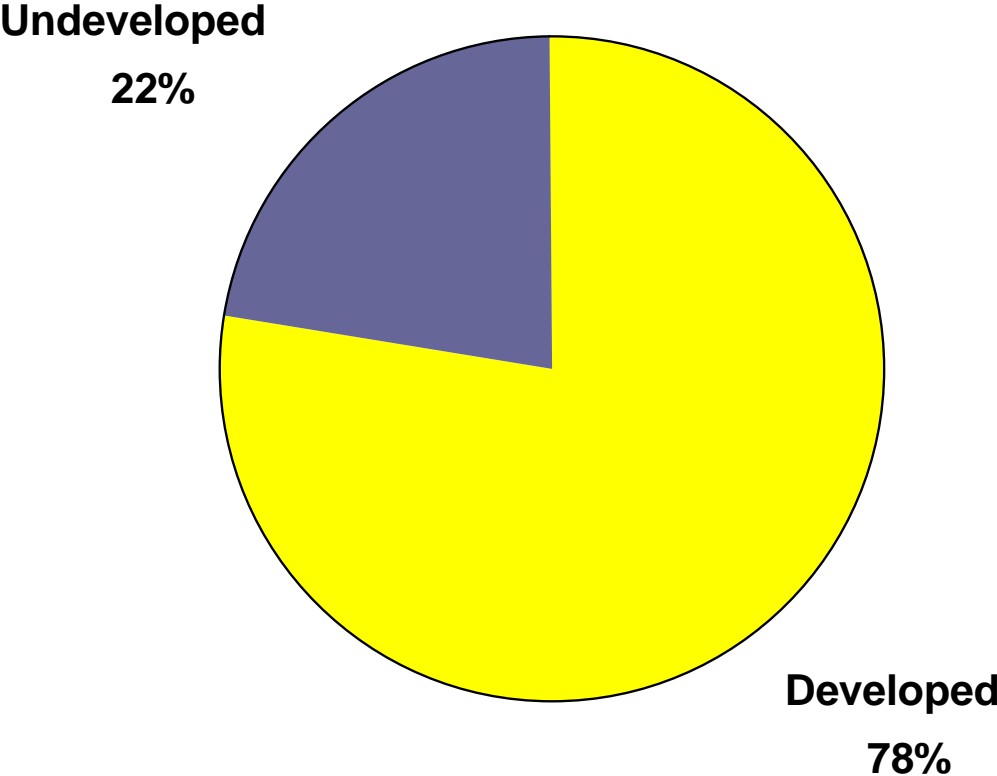


Source: Teton County Recorder's Office



Developed Land

City of Victor

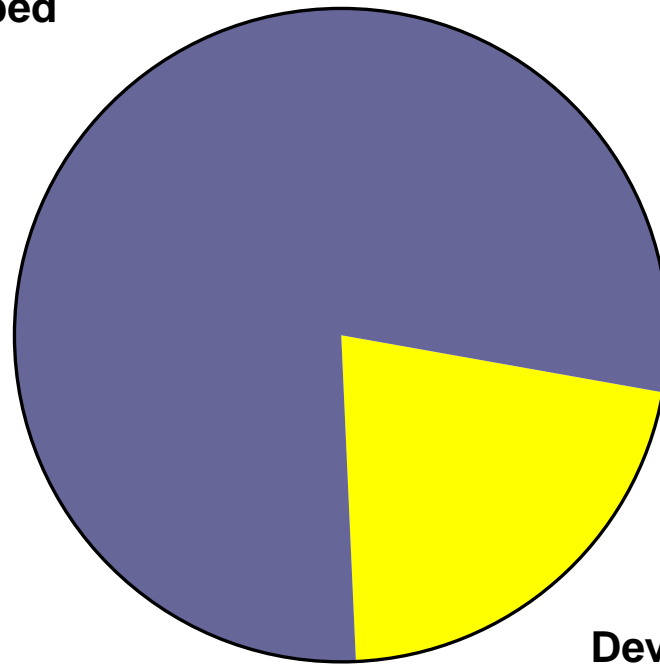


Source: Teton County Recorder's Office

Developed Land

City of Driggs

Undeveloped
79%



Developed
21%

Source: Teton County Recorder's Office



STRATEGICECONOMICS

VICTOR + DRIGGS
MARKET FINDINGS

Real Estate Market

Housing

- Three markets exist for homes in the Teton Valley
 - People who work and live in Jackson, but cannot afford to buy a home
 - Local residents with moderate incomes
 - Second home buyers
- Most buyers of homes and land in Teton County are second home buyers and investors
- Demand for lower priced units is strong to meet the needs of locals
- Limited opportunity for high-paying jobs in Victor or Driggs



Real Estate Market

Housing

- Median price of a single family home is approximately \$300,000
- Lots in the County sell for between \$70,000 and \$100,000 an acre
- Lots in the Cities of Victor and Driggs sell for up to \$125,000 an acre
- Attached housing projects built in cities sold quickly and have appreciated well
- Even with high land prices, denser housing types make development feasible



Real Estate Market

Housing Affordability

Sector	Average Hourly Wage	Gross Yearly Salary	Affordable Home Price
Sales & Related	\$9.03	\$18,782.40	\$73,055
Office & Administrative Support	\$11.09	\$23,067.20	\$89,734
Production	\$12.12	\$25,209.60	\$98,073
Construction & Extraction	\$15.25	\$31,720.00	\$123,426
Healthcare Practitioners & Technical	\$20.01	\$41,620.80	\$161,955
Business & Financial	\$20.34	\$42,307.20	\$164,623
Computer & Math	\$27.53	\$57,262.40	\$222,834
Architecture & Engineering	\$30.10	\$62,608.00	\$243,683

Source: Idaho Commerce & Labor, Strategic Economics



Real Estate Market

Housing Affordability

- Median incomes are :
 - City of Victor** \$50,744
 - City of Driggs** \$44,469
 - Teton County** \$52,172
- Median price of a single family home is approximately \$300,000
- Salary required to afford a median priced home is \$64,000
- Percent of households able to purchase a median priced home

	Households	Percent of Total
Driggs	122	29%
Victor	170	38%
Teton County	1,051	39%

Source: US Census Bureau: 2000 Census



Real Estate Market

Commercial

- Commercial properties sell for \$100,000 to \$200,000 per acre
- Demand for mixed-use developments with walkable retail on the ground floor
- Grocery stores require a population of about 3,000 people in a three mile radius
- Retail leakage in almost every category: \$7.3 million in Driggs, \$5.9 million in Victor, and \$18 million in Teton County



Real Estate Market

Commercial

- Leakage represents an additional 29,153 square feet of supportable retail in Drigg's, 23,551 square feet in Victor and 72,047 square feet in Teton County.

- Some retail infusion in the following sub-categories

- Building supplies

- Sporting goods

- Book stores

- Hardware stores

- Home furnishings



Real Estate Market

Commercial

City of Victor – Retail Leakage

	Demand (Expenditures)	Supply (Sales)	Opportunity Gap/ Surplus
Motor Vehicle and Parts Dealers	4,785,321	312,486	4,472,835
Furniture and Home Furnishings Stores	483,068	532,285	(49,217)
Electronics and Appliance Stores	463,284	0	463,284
Building Material, Garden Equip Stores	2,169,122	4,472,401	(2,303,279)
Food and Beverage Stores	2,315,761	661	2,315,100
Health and Personal Care Stores	736,332	0	736,332
Gasoline Stations	2,284,578	6,880,162	(4,595,584)
Clothing and Clothing Accessories Stores	865,561	111,837	753,724
Sporting Goods, Hobby, Book, Music Stores	387,866	179,604	208,262
General Merchandise Stores	2,331,469	91,054	2,240,415
Miscellaneous Store Retailers	517,638	0	517,638
Non Store Retailers	1,104,764	849,692	255,072
Foodservice and Drinking Places	1,740,755	867,497	873,258
Total Retail Sales	20,185,519	14,297,679	5,887,840

Source: Claritas



Real Estate Market

Commercial

City of Driggs – Retail Leakage

	Demand (Expenditures)	Supply (Sales)	Opportunity Gap/ Surplus
Motor Vehicle and Parts Dealers	3,898,116	841,593	3,056,523
Furniture and Home Furnishings Stores	376,966	0	376,966
Electronics and Appliance Stores	385,367	185,646	199,721
Building Material, Garden Equip Stores	1,669,223	2,074,372	(405,149)
Food and Beverage Stores	2,046,286	683,923	1,362,363
Health and Personal Care Stores	646,046	1,751,277	(1,105,231)
Gasoline Stations	1,918,246	550,892	1,367,354
Clothing and Clothing Accessories Stores	724,319	1,959	722,360
Sporting Goods, Hobby, Book, Music Stores	320,564	429,390	(108,826)
General Merchandise Stores	1,976,749	705,386	1,271,363
Miscellaneous Store Retailers	422,843	227,386	195,457
Non Store Retailers	914,873	757,042	157,831
Foodservice and Drinking Places	1,485,733	1,288,119	197,614
Total Retail Sales	16,785,331	9,496,985	7,288,346

Source: Claritas



Real Estate Market

Commercial

Teton County – Retail Leakage

	Demand (Expenditures)	Supply (Sales)	Opportunity Gap/ Surplus
Motor Vehicle and Parts Dealers	27,849,025	4,184,002	23,665,023
Furniture and Home Furnishings Stores	2,782,544	1,607,002	1,175,542
Electronics and Appliance Stores	2,703,020	316,996	2,386,024
Building Material, Garden Equip Stores	12,554,943	19,742,998	(7,188,055)
Food and Beverage Stores	13,845,521	941,997	12,903,524
Health and Personal Care Stores	4,436,767	2,406,995	2,029,772
Gasoline Stations	13,360,855	56,668,001	(43,307,146)
Clothing and Clothing Accessories Stores	5,051,830	343,000	4,708,830
Sporting Goods, Hobby, Book, Music Stores	2,260,170	1,414,992	845,178
General Merchandise Stores	13,752,010	1,354,996	12,397,014
Miscellaneous Store Retailers	3,014,563	767,992	2,246,571
Non Store Retailers	6,464,016	4,637,996	1,826,020
Foodservice and Drinking Places	10,195,367	5,871,999	4,323,368
Total Retail Sales	118,270,631	100,258,966	18,011,665

Source: Claritas



Real Estate Market

Commercial

- Grand Teton Mall on East side of Idaho Falls has many major retail stores and big-box stores.
- Bed, Bath and Beyond, Pier 1, Wal-Mart, JC Penny, Macy's, Dillard's, Barnes and Noble, Old Navy, Sears, Bath and Body Works, Buckle, Claire's, Foot Locker, Gap, Gap Kids, Baby Gap, Hot Topic, American Eagle, Aeropostale, Victoria's Secret, Kay Jewelers, Payless, Motherhood Maternity, as well as service stores like Lenscrafters, hair salons, T-mobile etc.



Real Estate Market

Commercial

- Stores in Victor

- Victor Outdoor Seconds –Sporting Goods
- Victor Valley Grocery
- Victor Emporium- Sporting Goods
- Phillips Gas Station

Trail Creek Nursery

- Kearsly Trees
- Festive Living
- Robinson Upholstery
- Quality Builders



Real Estate Market

Commercial

- Stores in Driggs
 - Peaked Sports
 - Yost Mountain Equipment
 - Corner Drug
 - Teton Hardware
 - Ace Hardware



Conclusions

