

2017 | **ECONOMIC AND DEMOGRAPHIC OVERVIEW**



Henderson Hospital



City of Henderson

CITY LEADERSHIP

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Debra March

Councilwoman

John F. Marz

Councilman

Gerri Schroder

Councilwoman

Dan H. Stewart

Councilman

CITY STAFF

Robert A. Murnane

City Manager

Josh M. Reid

City Attorney

Sabrina Mercadante

City Clerk

Gregory W Blackburn

Assistant City Manager

Richard A. Derrick

Assistant City Manager &
Chief Financial Officer

Bristol S. Ellington

Assistant City Manager

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**SOUTHWEST
ALLIANCE for
EXCELLENCE**

**Pioneer Award
for Excellence**



Henderson

an Award Winning Place to Call Home.

Top 10 Most Appealing Cities in the Nation
(Vocativ)

Best Cities for Snowbirds and Retirees
(Apartments.com)

35 Best Cities for People 35 and Under
(Vocativ)

Best Cities for Pet Lovers
(WalletHub.com)

10 Safest Cities in Nevada
(Movoto Real Estate Blog)

10 Best Cities to Raise Children
(MyLife.com)

Best Places to Start a Business
(WalletHub.com)

Best Cities for Singles
(WalletHub.com)

COMMUNITY

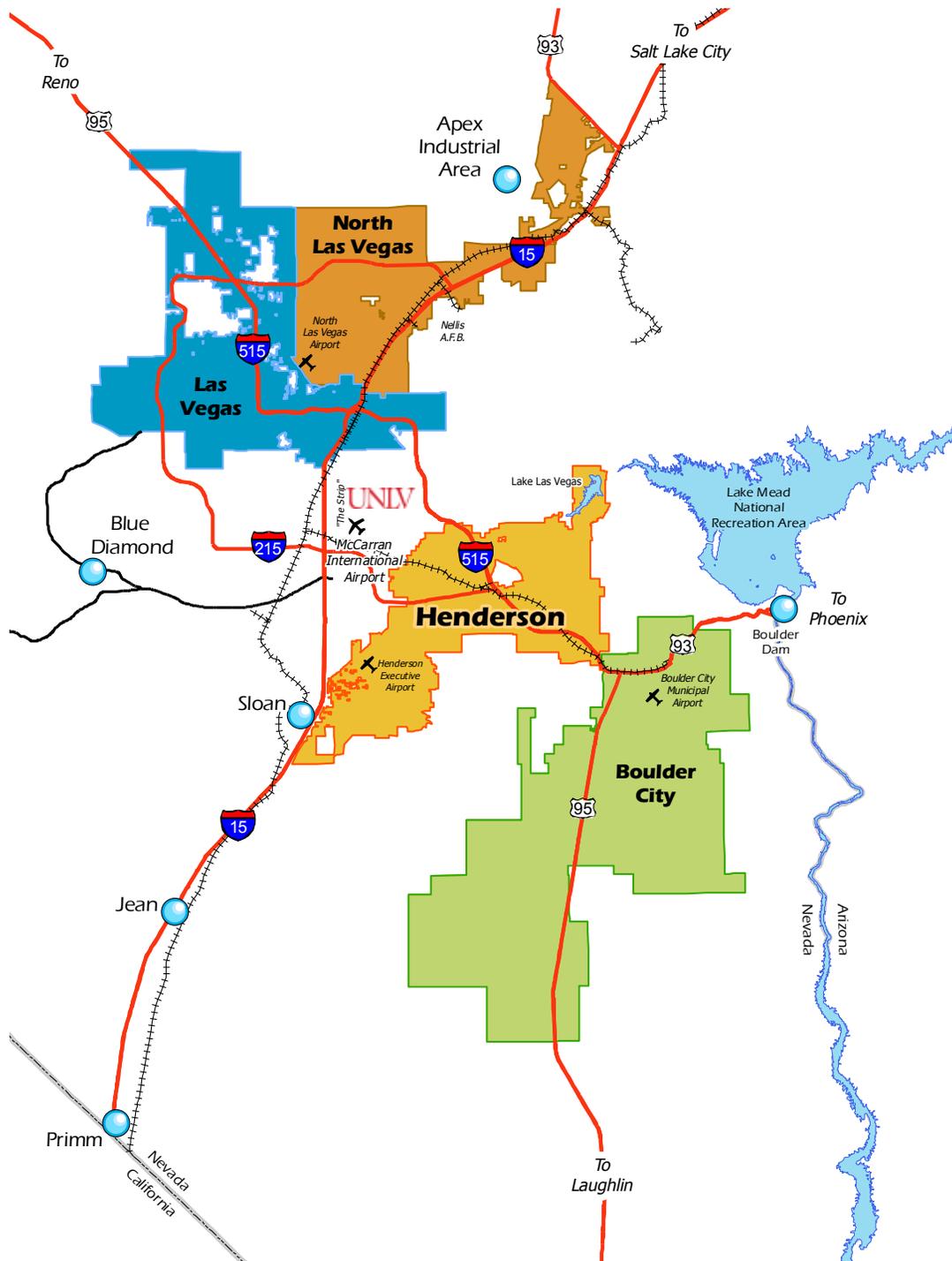
A vibrant community event scene on a sunny day. In the foreground, a man in a red cap and brown shirt waves while pushing a stroller with two children. Next to him, a woman in a purple shirt and glasses walks with a baby in a carrier. To the right, a woman in a light blue shirt and white shorts rides a yellow and black recumbent bicycle, wearing a white helmet. The background shows other participants, trees, a yellow pedestrian crossing sign, and a clear blue sky.

HENDERSON STROLL 'N ROLL

COMMUNITY | LOCATION

Located in the southeast corner of the Las Vegas Valley, Henderson features all of the characteristics of a premier, well-rounded city. Henderson's appeal is largely due to quality master-planned communities, a wide variety of business opportunities, a myriad of nationally or regionally recognized businesses and amenities, and convenient proximity to the Las Vegas Strip, University of Nevada, Las Vegas, McCarran International

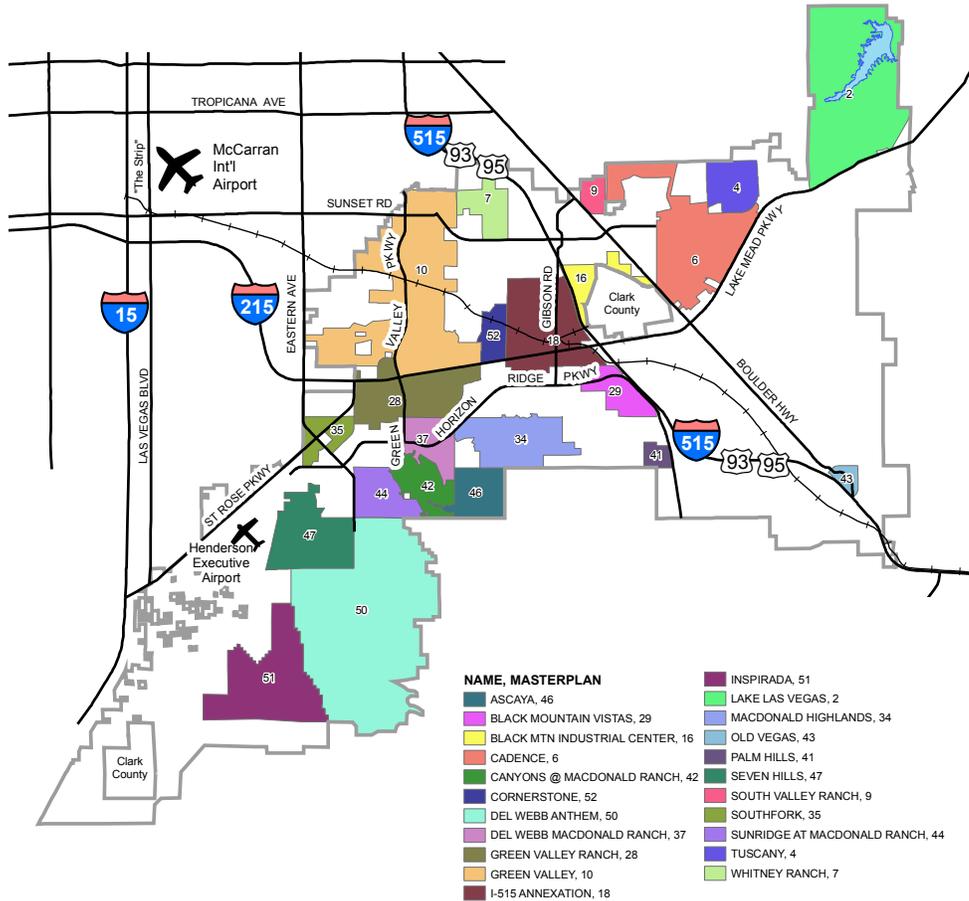
Airport; Lake Mead National Recreation Area, and major highway networks. In addition, Henderson has award-winning parks and recreation facilities and programs, a well-developed educational system from elementary to the university level, and the state's largest retail shopping corridor including Galleria at Sunset.



COMMUNITY | LOCATION

DEVELOPING MASTER-PLANNED COMMUNITIES

In the early 1980s the Greenspun family began developing Green Valley, Henderson's (and Southern Nevada's) first master-planned community. Today, Henderson is home to 22 premier master-planned communities, encompassing nearly 15,000 acres. There are 13 master-planned communities are currently under development or in the planning stages.



City of Henderson Active Master-Planned Community Development

Master Planned Community	Existing Units 7/1/16	Maximum Units at Completion	Current Estimated Population	Percent Complete	Acres
Ascaya	0	313	0	0.0%	632
Cadence	160	13,250	372	1.20%	2,200
Calico Ridge	590	595	1,157	99.20%	222
Cornerstone	927	1,600	2,094	57.90%	218
Del Webb's Anthem	14,999	15,350	31,666	97.70%	2,535
Inspirada	1,798	13,500	4,262	13.30%	1,940
Lake Las Vegas	1,775	10,231	3,481	17.30%	2,242
MacDonald Ranch Highlands	411	586	1,036	70.10%	1,213
Seven Hills	3,237	3,318	8,019	97.60%	1,292
Southfork	1,362	1,749	3,296	77.90%	413
The Canyons at MacDonald Ranch	25	900	54	2.80%	607
Tuscany	1,392	2,137	3,234	65.10%	600
Weston Hills	859	864	1,995	99.40%	166

Source: City of Henderson, Community Development & Services Department, July 2016.

COMMUNITY

HENDERSON SCHOOLS

7 Middle
Schools

25 Elementary
Schools

6 High
Schools

10 Charter
Schools

15 Private
Schools



COMMUNITY

HENDERSON LIBRARIES & POST-SECONDARY

4 Area
Libraries

18 Private
Colleges

4 Public
Colleges



COLLEGE OF SOUTHERN NEVADA



ANTHEM HILLS TRAIL

The Gold Medal Award-winning City of Henderson Public Works, Parks and Recreation Department is accredited through the Commission for Accreditation of Park and Recreation Agencies (CAPRA) and is committed to providing residents with a variety of life-enriching classes, workshops and events. These programs are hosted at 64 neighborhood and community parks, 13 pools, and eight recreation centers (including two centers for adults 50+).

The City of Henderson's extensive 184-mile trail system provides an opportunity for recreation and serves as a mode of alternate transportation. Our Outdoor Recreation section also offers a variety of organized walks, hikes, rides, and educational activities that will enrich your life and put you in touch with nature.

64 Parks

13 Pools

8 Recreation Centers

DEMOGRAPHICS



DEMOGRAPHICS

UNITED STATES CENSUS COUNTS

The United States Census is conducted every 10 years, in years ending in zero, to count the population and housing units for the entire United States. Its primary purpose is to provide the population counts that determine how seats in the U.S. House of Representatives are apportioned.

In 2010 (the most recent federal census), the City of Henderson had experienced extraordinary growth with the population increasing by 82,533 residents since the 2000 census and 220,725 since 1990.

Population April 1, 1950-2013

Year	Population	Increase	Increase
1950	5,717	-	-
1960	12,525	6,808	119%
1970	16,400	3,875	31%
1980	23,376	6,976	43%
1990	64,942	41,566	178%
2000	175,381	110,439	170%
2010	257,914	82,533	47%
2015	285,667	27,753	11%

Source: U.S. Census Bureau, Population Division



DEMOGRAPHICS | GROWTH

FASTEST-GROWING U.S. INCORPORATED PLACES

Over the past decade, Henderson has consistently been on the list of the fastest-growing places (over 100,000).

Rank	Geography	Population Estimate (as of July 1) - 2015	Population Estimate (as of July 1) - 2000	Increase 2000 to 2015
1	Louisville/Jefferson County metro government, Kentucky	615,366	256,231	140.16%
2	Gilbert town, Arizona	247,542	109,697	125.66%
3	North Las Vegas city, Nevada	234,807	115,488	103.32%
4	Irvine city, California	256,927	143,072	79.58%
5	Cape Coral city, Florida	175,229	102,286	71.31%
6	Raleigh city, North Carolina	451,066	276,093	63.37%
7	HENDERSON CITY, NEVADA	285,667	175,381	62.88%
8	Fontana city, California	207,460	128,929	60.91%
9	Fort Worth city, Texas	833,319	534,694	55.85%
10	Chula Vista city, California	265,757	173,556	53.12%
11	Charlotte city, North Carolina	827,097	540,828	52.93%
12	Peoria city, Arizona	171,237	112,936	51.62%
13	Bakersfield city, California	373,640	247,057	51.24%
14	Chandler city, Arizona	260,828	176,581	47.71%
15	Grand Prairie city, Texas	187,809	127,427	47.39%
16	Orlando city, Florida	270,934	185,951	45.70%
17	Laredo city, Texas	255,473	176,576	44.68%
18	Clarksville city, Tennessee	149,176	103,455	44.19%
19	Moreno Valley city, California	204,198	142,381	43.42%
20	Austin city, Texas	931,830	656,562	41.93%

Source: U.S. Census Bureau, American Community Survey

Official census data shows that over the decade, between 2000 and 2010, the city’s population increased by nearly 50 percent. Between the time the two most recent census surveys were taken, an average of nearly 900 new residents a month chose to call Henderson home. Even though the percentage of growth has varied because of the growing population base, the actual number of new residents per year during that period had been relatively stable, slowing only as signs of an economic

downturn were beginning to manifest. Today, Henderson continues to attract new residents and enjoys positive growth even though that rate has slowed significantly.

The Population Projections Table below are trends and projections for upcoming census and mid-census year data compiled by the City of Henderson Community Development Department, and may offer a more timely representation of current population trends.

Historical Population Trends and Future Growth Projections

Year	Total	# of New Residents	Percent Change
1998	157,376	12,818	8.90%
1999	171,076	13,700	8.70%
2000	185,673	14,597	8.50%
2001	198,226	12,553	6.80%
2002	210,206	11,980	6.00%
2003	220,236	10,030	4.80%
2004	233,506	13,270	6.00%
2005	243,897	10,391	4.40%
2006	256,128	12,231	5.00%
2007	265,790	9,662	3.80%
2008	272,063	6,273	2.40%
2009	275,134	3,071	1.10%
2010	276,428	1,294	0.50%
2015	287,578	11,150	4.00%
2020*	312,022	24,444	8.50%
2025*	336,360	24,338	7.80%
2030*	361,587	25,227	7.50%
2035*	386,175	24,588	6.80%
2040*	409,731	23,556	6.10%
Build-Out**	483,267	73,536	17.90%

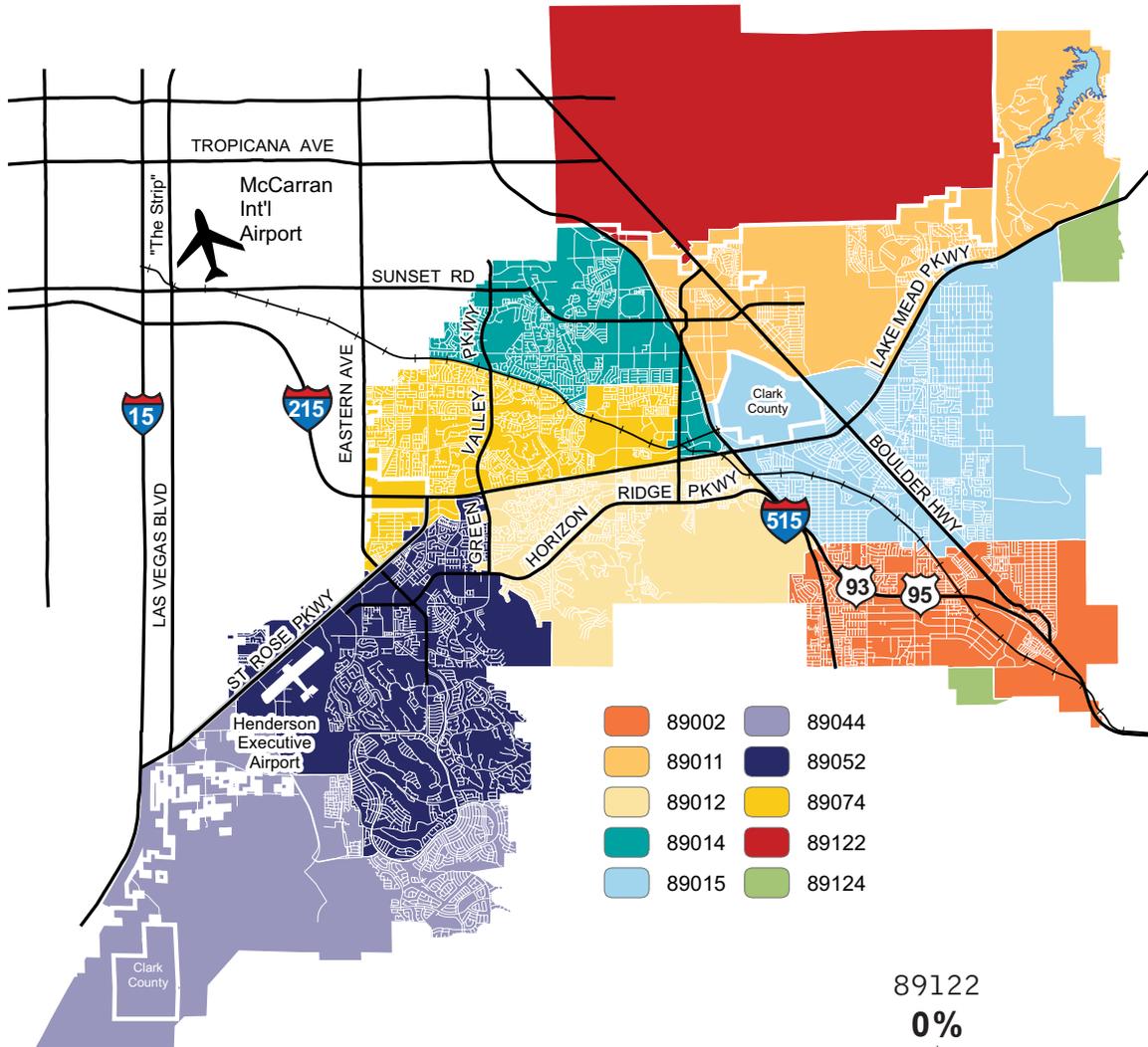
*Estimates

**Build-out reflects the capacity within the existing corporate limits Source: City of Henderson Community Development & Services Department, January 2016.

DEMOGRAPHICS

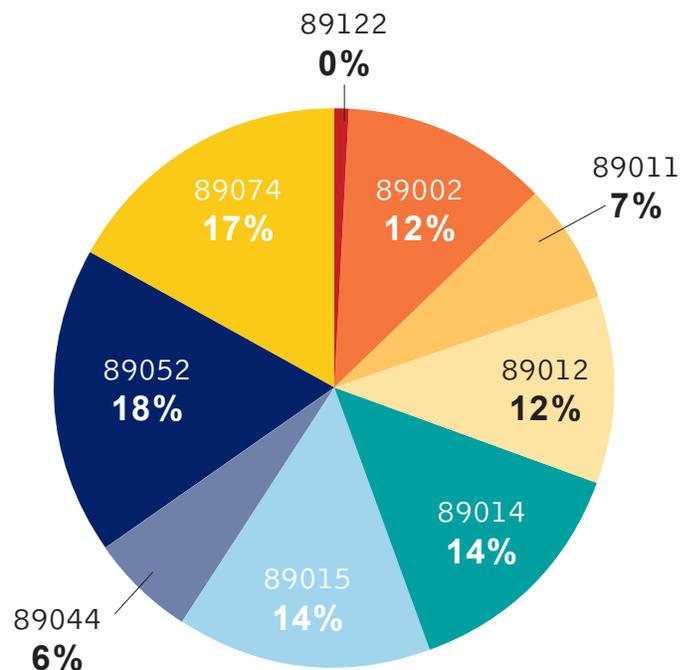
POPULATION GROWTH BY ZIP CODE

Henderson's population growth continues to be more evenly spread across the city. The city's population is no longer concentrated in one or two established areas as it has been in the past.



Total Population by ZIP Code

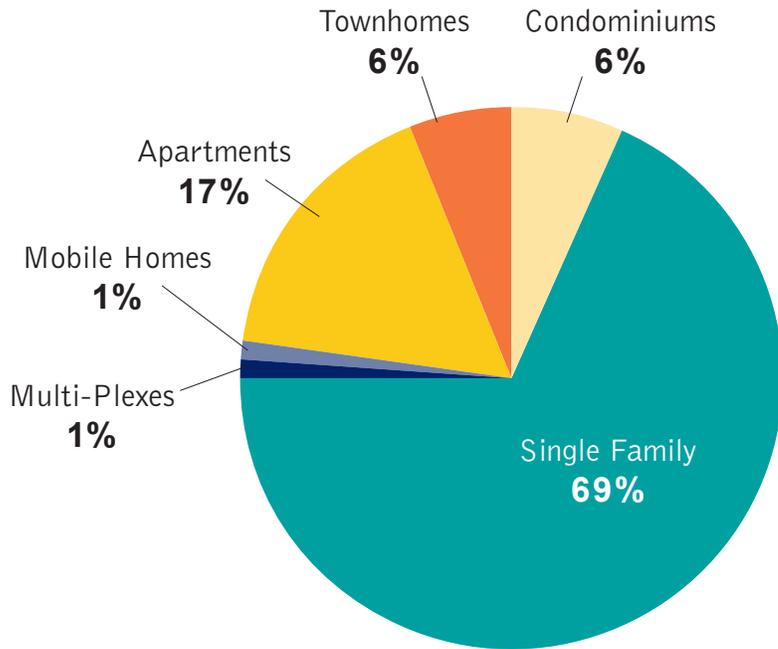
89002	35,209	12%
89011	20,663	7%
89012	35,193	12%
89014	40,588	14%
89015	41,963	14%
89044	19,485	6%
89052	54,401	18%
89074	50,914	17%
89122	863	0%



Note: no population exists in the portions of ZIP code 89124 that lie within the boundaries of Henderson.
Source: City of Henderson Community Development & Services Department, July 2016.

DEMOGRAPHICS | HOUSING UNITS

Henderson offers a variety of housing choices, a large majority of which fall into the single detached dwelling category. Single family homes can be found in varying architectural styles, set into many types of neighborhoods. The diversity in housing choices adds to the appeal of Henderson.



Housing Units by Type

Single Family	84,427	69%
Mobile Homes	1,388	1%
Multi-Plexes	549	1%
Apartments	21,045	17%
Townhomes	7,625	6%
Condominiums	7,731	6%

Source: City of Henderson Community Development & Services Department, July 2016.



Demographic Profile

Race	Henderson	Clark County	Nevada	USA
White	78.40%	64.90%	70.10%	73.80%
Black or African American	5.90%	10.70%	8.30%	12.60%
American Indian & Alaska Native	0.40%	0.60%	1.10%	0.80%
Asian	7.90%	9.00%	7.50%	5.00%
Native Hawaiian & Other Pacific Islander	0.40%	0.70%	0.60%	0.20%
Some other race	3.20%	9.50%	8.20%	4.70%
One race	96.20%	95.50%	95.80%	97.10%
Two or more races	3.80%	4.50%	4.20%	2.90%

Hispanic or Latino - Culture*	Henderson	Clark County	Nevada	USA
Non Hispanic or Latino	85.10%	70.20%	72.80%	83.10%
Hispanic or Latino (of any race)	14.90%	29.80%	27.20%	16.90%

Source: U.S. Census Bureau, American Community Survey

*The federal government considers race and Hispanic origin to be two separate and distinct concepts. For this reason, Hispanics may be of any race. For more information, visit www.census.gov.

Educational Attainment

Population 25 years and older

	Henderson	Las Vegas	North Las Vegas	Reno
High School Grad or higher	92.50%	83.00%	77.70%	85.80%
Bachelor's Degree or higher	30.70%	21.60%	15.20%	29.40%

Source: U.S. Census Bureau, American Community Survey

DEMOGRAPHICS

AGE, GENDER, INCOME COMPARISON

United States Census estimates the largest age group in Henderson as the 45- to 54-year-olds with a combined total of just over 39,000 residents. This represents a slight shift towards older residents compared to Clark County and the state of Nevada but is consistent with national averages. With the building of age-restricted communities during the 1990s, Henderson had become

a place to finish a career or retire, but this trend may be shifting. In addition, according to the 2014 Las Vegas Perspective, Henderson households enjoy an average income level that exceeds that of the county by 23 percent.

Age and Gender

Gender	Henderson		Clark County		Nevada		USA	
Male	129,731	48.70%	1,005,553	50.20%	1,390,921	50.40%	154,515,159	49.20%
Female	136,514	51.30%	998,060	49.80%	1,370,663	49.60%	159,591,925	50.80%
Age	Henderson		Clark County		Nevada		USA	
Under 5 years	14,270	5.40%	134,527	6.70%	180,577	6.50%	19,973,711	6.40%
5 to 9 years	17,263	6.50%	139,261	7.00%	187,517	6.80%	20,460,355	6.50%
10 to 14 years	17,672	6.60%	133,261	6.60%	181,793	6.60%	20,698,883	6.60%
15 to 19 years	15,368	5.80%	128,548	6.40%	177,664	6.40%	21,510,534	6.80%
20 to 24 years	14,507	5.40%	135,237	6.70%	186,113	6.70%	22,407,472	7.10%
25 to 34 years	33,339	12.50%	297,425	14.80%	393,980	14.30%	42,310,182	13.50%
35 to 44 years	37,246	14.00%	289,326	14.40%	381,043	13.80%	40,723,040	13.00%
45 to 54 years	39,047	14.70%	271,300	13.50%	379,300	13.70%	44,248,186	14.10%
55 to 59 years	17,107	6.40%	120,161	6.00%	172,638	6.30%	20,623,001	6.60%
60 to 64 years	17,895	6.70%	107,575	5.40%	158,776	5.70%	17,973,759	5.70%
65 to 74 years	26,321	9.90%	152,877	7.60%	223,343	8.10%	23,993,984	7.60%
75 to 84 years	12,404	4.70%	71,157	3.60%	103,830	3.80%	13,364,813	4.30%
85 years and older	3,806	1.40%	23,053	1.20%	35,010	1.30%	5,819,164	1.90%
Total	266,245	100.00%	2,003,613	99.90%	2,761,584	100.00%	314,107,084	100.10%

Source: U.S. Census Bureau, American Community Survey

Household Income in the Past Twelve Months

	Henderson	Las Vegas	North Las Vegas	Clark County	Phoenix	Tucson	Reno
Households-Median Income	\$64,035.00	\$49,676.00	\$53,952.00	\$51,552.00	\$48,452.00	\$38,155.00	\$50,451.00

Source: U.S. Census Bureau, American Community Survey

BUSINESS & REAL ESTATE



10,531

Active Business Licenses
*As of January 1, 2017

15,465

Building Permits Issued in 2016

Building Permit Activity

Year	Total Bldg Permits	Percent Change	Commercial/Ind	Percent Change
2016	15,465	(9.90%)	548	20.20%



BUSINESS & REAL ESTATE | ASSESSED VALUE

Nevada does not use a home's market value to calculate property taxes. Instead, property taxes are based on the net assessed value of a home. The assessed value represents 35 percent of the taxable value of the property. This assessed value figure is the base on which revenue for state and local government is calculated. Generally speaking, taxable value is reached by adding the market value of the land and the current replacement cost of improvements, less statutory depreciation.

City of Henderson Total Assessed Value

	Parcel Count	Assessed Land	Assessed Improvements +	Assessed Exempt	Net Assessed Value
Residential	102,102	\$1,791,812,533	\$6,627,193,117	\$73,437,716	\$8,345,567,934
Industrial	444	\$65,048,694	\$215,950,539	\$17,661,226	\$263,338,007
Commercial	1,969	\$476,781,595	\$1,410,560,812	\$689,346,802	\$1,197,995,605
Vacant/Misc.	10,621	\$767,833,336	\$6,003,347	\$206,558,898	\$567,277,785
2015-16 Totals	115,136	\$3,101,476,158	\$8,259,707,815	\$987,004,642	\$10,374,179,331

Source: Clark County, Henderson Secured Tax Roll, 8/11/2016

Assessed Value Comparison

	FY 2014	FY2015 Estimated	Change FY14-FY15	% Change	FY 2016 Estimated	Change FY15-FY16	% Change
Henderson	\$8,514,933,298	\$9,599,639,616	\$1,084,706,318	12.70%	\$10,630,915,21	\$1,031,275,603	10.70%
Clark County	\$55,218,017,749	\$62,898,942,089	\$7,680,924,340	13.90%	\$69,258,468,466	\$6,359,526,377	10.10%
Las Vegas	\$12,251,484,406	\$13,852,723,777	\$1,601,239,371	13.10%	\$15,520,077,988	\$1,667,354,211	12.00%
North Las Vegas	\$4,068,384,524	\$4,730,877,154	\$662,492,630	16.30%	\$5,505,886,141	\$775,008,987	16.40%
Boulder City	\$528,726,970	\$609,805,199	\$81,078,229	15.30%	\$671,380,330	\$61,575,131	10.10%
Mesquite	\$538,961,318	\$583,373,057	\$44,411,739	8.20%	\$641,450,284	\$58,077,227	10.00%

Source: Nevada Department of Taxation

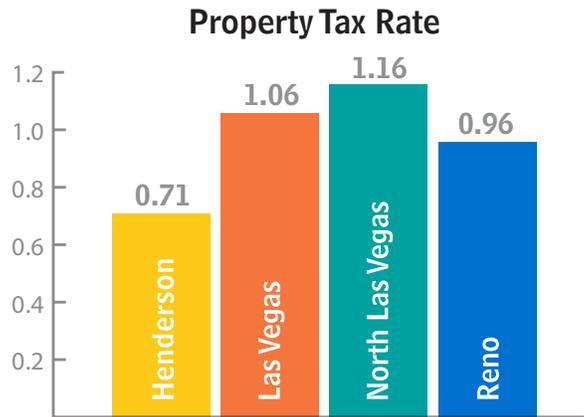
ASSESSED VALUE COMPARISON

Henderson continues to focus its efforts on recruiting new businesses, strengthening existing businesses, and diversifying the local economy. This includes maintaining a pro-business climate and recruiting a select list of target industries including medical, industrial, financial, educational, and administrative offices, each creating job opportunities for our residents.

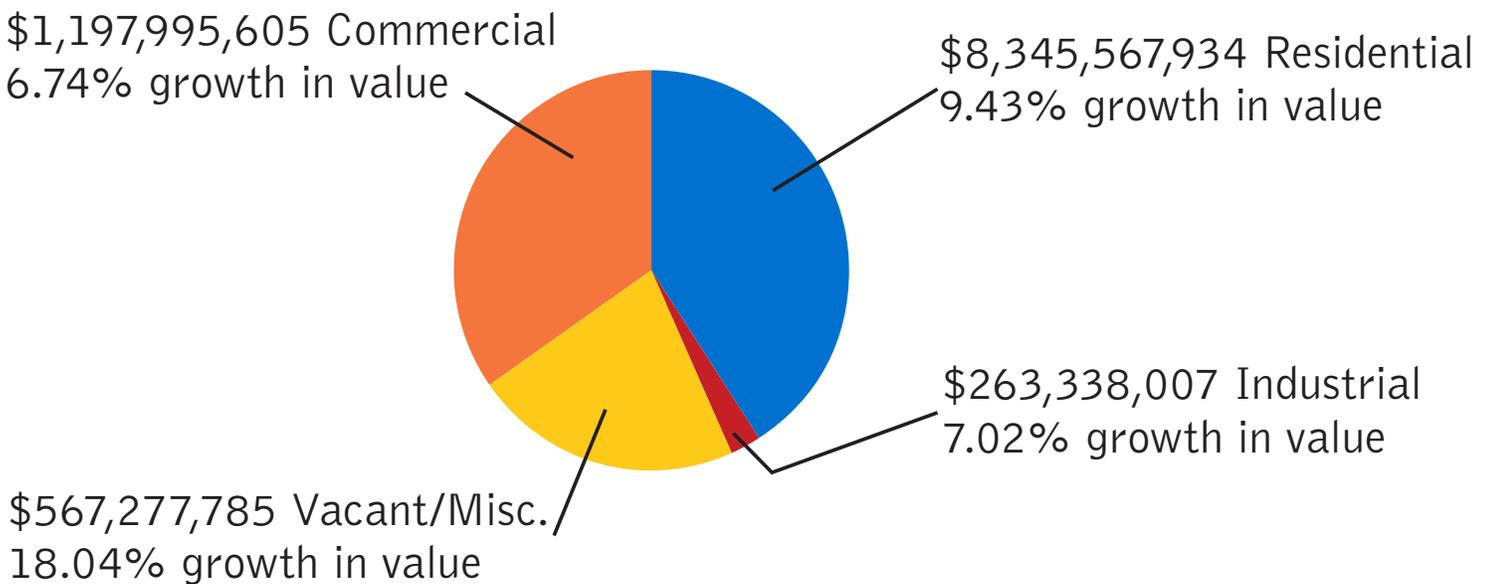
A comparison below of commercial, industrial, and residential assessed value shows that, although residential land uses represent by far the highest percent of land use, the city has maintained a balance in land uses through attracting new commercial and industrial development projects.

PROPERTY TAX RATE COMPARISON

For Fiscal Year 2017, Henderson’s city property tax rate continues to be 71 cents per \$100 in assessed valuation. Henderson has maintained the same property tax rate for the past 24 years and continues to have one of the lowest rates in the Las Vegas metropolitan area and in Nevada.



Assessed Value Comparison - Land Use



Source: Clark County Assessors Office, FY2015-2016 as of 8/11/2016

BUSINESS & REAL ESTATE | BUSINESS AREAS

Henderson Major Business Parks/Industrial Centers/Retail Corridors

Business Park/Industrial Center	Major Retail Corridors
1) Gibson Business Park	1) St. Rose Parkway & Eastern Avenue
2) Black Mountain Business Park	2) Green Valley Town Center: Sunset Road & Green Valley Parkway
3) Traverse Point Center	3) Galleria at Sunset: Sunset Road & Stephanie Street to Warm Springs Road & Marks Street
4) Green Valley & Whitney Mesa Business Parks	4) Boulder Highway & Lake Mead Drive
5) Henderson Executive Airport Center	5) The District at Green Valley Ranch
6) Conestoga Industrial Area	6) Montelago Village at Lake Las Vegas
7) Sunpac Industrial Park	
8) Black Mountain Industrial Center	
9) Henderson Commerce Center	
10) Green Valley Corporate Center	
11) Green Valley Corporate Center South	
12) Siena Office Park	
13) West Henderson Business Centre	

Source: City of Henderson, Community Development & Services Department, November 2016.



BARRICK GOLD



OCEAN SPRAY

The Henderson commercial market added 113,000 square feet of inventory during 2015.

Commercial Real Estate Supply Considerations/Henderson Market Area

Sector	Existing Supply		Future Supply	
	Total Inventory	Vacant Inventory	Under Construction	Planned
Office	7,010,914	1,637,184	0	116,044
Industrial	13,073,217	397,574	694,576	922,300
Retail	9,454,001	749,268	0	1,163,459
Total	29,538,132	2,784,026	694,576	2,201,803

Source: Applied Analysis

Commercial Real Estate Snapshot/Henderson Market

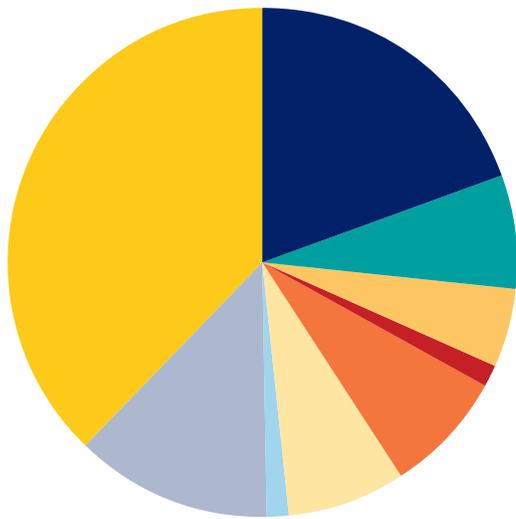
Office	2013	2014	2015
Vacancy Rate	24.60%	25.40%	23.40%
Completions	84,660	0	11,329
Net Absorption	142,002	(53,985)	153,519
Industrial	2013	2014	2015
Vacancy Rate	7.30%	4.80%	3.00%
Completions	0	366,000	81,726
Net Absorption	314,336	662,941	302,782
Retail	2013	2014	2015
Vacancy Rate	10.20%	8.30%	7.90%
Completions	11,540	195,000	20,019
Net Absorption	(11,708)	958,520	50,423

Source: Applied Analysis

BUSINESS & REAL ESTATE | LAND USE

Vacant land accounts for nearly 40 percent of the total land within Henderson city boundaries. Low-density residential land use accounts for the majority of the developed land within the City of Henderson (22 percent). Land used for right-of-way purposes such as streets, flood control facilities, and railroads is the next highest use (14 percent). Land categorized as public/semi-public (nine percent) includes uses such as parks, golf courses, schools, and municipal buildings.

Henderson Existing Land Use by Category



Existing Land Use Category	Acres	Percent
Low-Density Residential	15,333	22.14%
Medium-Density Residential	551	0.80%
High-Density Residential	3,831	5.53%
Industrial	1,239	1.79%
Commercial	5,395	7.79%
Public/Semi-Public	6,332	9.14%
Other	1,002	1.45%
Right-of-Way	9,715	14.03%
Vacant	25,856	37.34%

Source: City of Henderson, Community Development & Services Department, November 2016



GALLERIA AT SUNSET

BUSINESS & REAL ESTATE | PRIVATE EMPLOYERS

The city's pro-business climate is evident in the names that have been attracted to Henderson. Companies in a variety of industries call Henderson "home." Office development and regional corporate headquarters for large companies, as well as retail and specialty retail developments, are expected to increase the diversity of employment opportunities.

Trade Name	Size Class	Industry
DIGNITY HEALTH-ST. ROSE SOMINICAN-SIENA CAMPUS	2,000 to 2,499 employees	General Medical and Surgical Hospitals
GREEN VALLEY RANCH STATION CASINO	1,500 to 1,999 employees	Casino Hotels
M RESORT SPA CASINO	1,000 to 1,499 employees	Casino Hotels
SUNSET STATION HOTEL & CASINO	1,000 to 1,499 employees	Casino Hotels
BARCLAYS SERVICES LLC	800 to 800 employees	Credit Card Issuing
DIGNITY HEALTH-ST. ROSE DOMINICAN-ROSE DE LIMA CAMPUS	700 to 799 employees	General Medical and Surgical Hospitals
FIESTA HENDERSON CASINO HOTEL	600 to 699 employees	Casino Hotels
TITANIUM METALS CORPORATION	500 to 599 employees	Nonferrous Metal (except Aluminum) Smelting
WALMART SUPERCENTER	400 to 499 employees	Warehouse Clubs and Supercenters
LEVIS STRAUSS & CO	300 to 399 employees	Mens/Boys Clothing Merchant Wholesalers
CASHMAN EQUIPMENT COMPANY	300 to 399 employees	Construction Equip Merchant Wholesalers
WALMART SUPERCENTER	300 to 399 employees	Warehouse Clubs and Supercenters
COSTCO WHOLESALE CORP	300 to 399 employees	Warehouse Clubs and Supercenters
LOEWS LAKE LAS VEGAS HOTEL	300 to 399 employees	Hotels (except Casino Hotels) and Motels
LIFE TIME FITNESS	200 to 299 employees	Fitness and Recreational Sports Centers
CAPTIONCALL LLC	200 to 299 employees	Translation and Interpretation Services
FINDLAY TOYOTA	200 to 299 employees	New Car Dealers
CARMAX AUTO SUPERSTORES INC	200 to 299 employees	Used Car Dealers
FEDEX GROUND PACKAGE SYSTEM INC	200 to 299 employees	Couriers
CREDIT ACCEPTANCE CORPORATION	200 to 299 employees	Sales Financing
SEVEN HILLS HOSPITAL INC	200 to 299 employees	Psychiatric & Substance Abuse Hospitals
ROSEMAN UNIVERSITY	200 to 299 employees	Colleges and Universities
TOURO UNIVERSITY	200 to 299 employees	Colleges and Universities
UNILEVER MANUFACTURING (US)	200 to 299 employees	Ice Cream & Frozen Dessert Manufacturing
HEALTHSOUTH REHABILITATION	200 to 299 employees	Other Hospitals
TLC CARE CENTER	200 to 299 employees	Nursing Care Facilities
DELMAR GARDENS OF GREEN VALLEY	200 to 299 employees	Nursing Care Facilities
LAKE MEAD HEALTH & REHABILITATION	200 to 299 employees	Nursing Care Facilities
LIVING ASSISTANCE SERVICES-VISITING	200 to 299 employees	Services for the Elderly and Disabled
HILTON LAKE LAS VEGAS RESORT	200 to 299 employees	Hotels (except Casino Hotels) and Motels
RAILROAD PASS HOTEL AND CASINO	200 to 299 employees	Casino Hotels

Source: NV DETR R&A Occupational Employment Statistics 2015 Q4

BUSINESS & REAL ESTATE | TOURISM STATISTICS

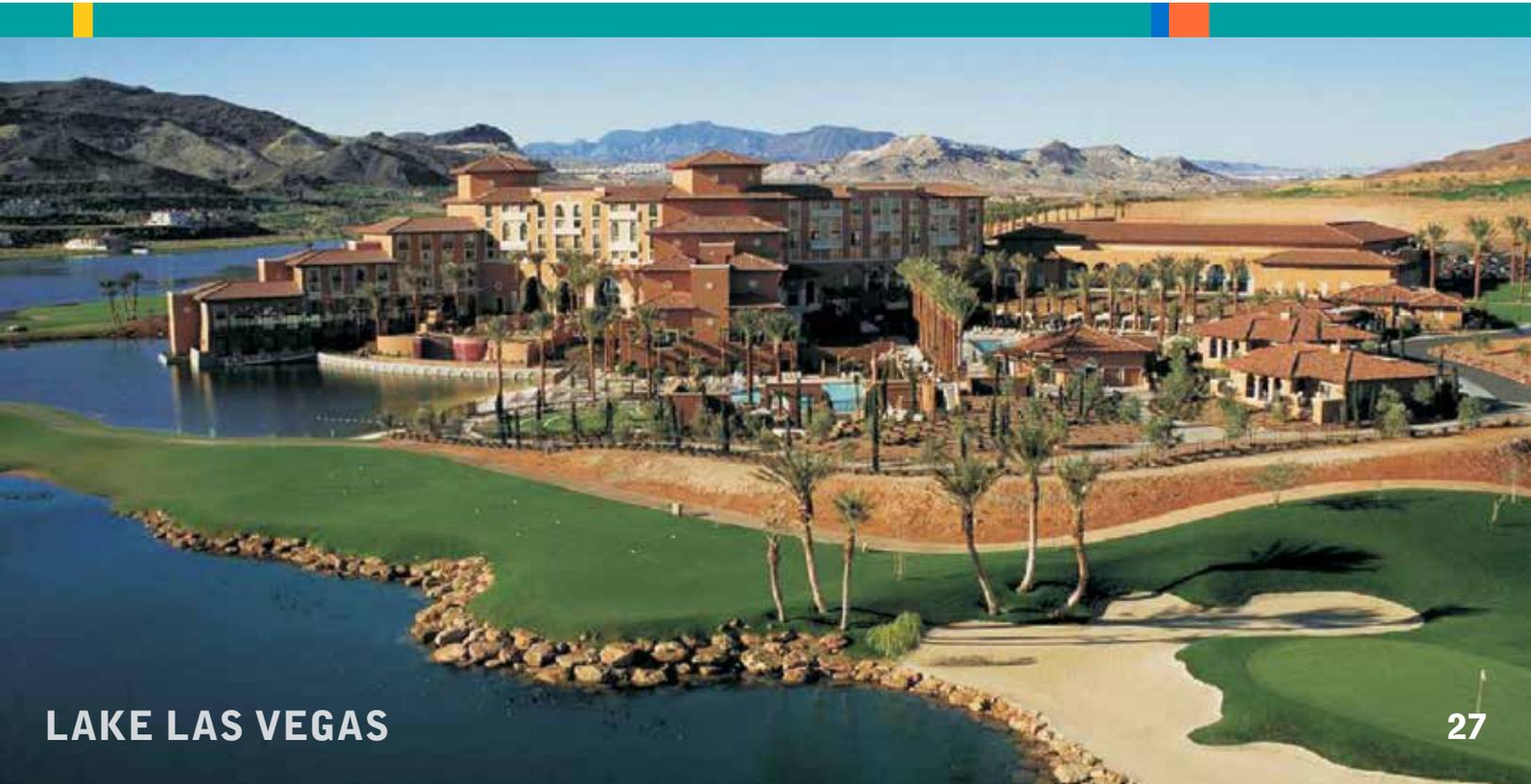
Over the past decade, Henderson has experienced significant growth in hotel/motel room inventory, number of attractions and visitors. In 2000, the city had a total room inventory of 1,752. Since then, the total number of hotel/motel rooms has more than doubled (see table page 28).

In 2015, Henderson hotels and motels generated over one million room nights, bringing over 615,000 visitors to the city. Additionally, average daily rate increased by 3.4 percent while the citywide occupancy increased to 75 percent.

Room Nights and Occupancy 2004-2016

Year	Room Nights	Visitor Volume	Occupancy Citywide Average	Avg. Daily Rate (ADR) Citywide Average
2004	697,599	409,904	82%	\$118.00
2005	785,713	461,680	81%	\$131.06
2006	791,359	454,823	82%	\$133.79
2007	811,497	476,830	77%	\$139.19
2008	836,321	491,417	72%	\$127.08
2009	845,369	496,733	60%	\$99.87
2010	886,747	521,047	63%	\$85.39
2011	957,029	562,344	64%	\$86.48
2012	987,621	565,880	68%	\$88.47
2013	965,794	567,494	70%	\$88.46
2014	995,581	584,997	71%	\$94.05
2015	1,048,284	615,965	75%	\$97.32
2016	1,051,167	617,659	76.70%	\$102.94

Source: Annual report of each local hotel/motel property



BUSINESS & REAL ESTATE | HOTEL PROPERTIES

Henderson is a premier destination featuring resorts such as the M Resort, Green Valley Ranch Resort, Hilton Lake Las Vegas, Westin Lake Las Vegas and the Sunset Station Hotel and Casino. The city currently has over 4,000 hotel/motel rooms.



	Existing Property	Address	Phone Number	Room Count
1	Green Valley Ranch Resort Spa & Casino	2300 Paseo Verde Pkwy., Henderson, NV 89012	702-617-7777	495
2	Westin Lake Las Vegas (Formerly Loew's)	101 Montelago Blvd., Henderson, NV 89011	702-567-6000	493
3	Hilton Lake Las Vegas Resort & Spa	1610 Lake Las Vegas Pkwy., Henderson, NV 89011	702-567-4700	349
4	Sunset Station	1301 W. Sunset Rd., Henderson, NV 89014	702-547-7777	457
5	M Resort Spa Casino	12300 S. Las Vegas Blvd, Henderson, NV 89044	702-797-1000	390
6	Fiesta Henderson	777 W. Lake Mead Pkwy, Henderson, NV 89015	702-558-7000	224
7	Courtyard By Marriot	2800 N. Green Valley Pkwy, Henderson, NV 89014	702-434-4700	155
8	Homewood Suites by Hilton - St Rose	10450 S. Eastern Ave Henderson, NV 89052	702-450-1045	145
9	Hilton Garden Inn	1340 W. Warm Springs, Henderson, NV 89014	702-322-9000	139
10	Hampton Inn & Suites - St Rose	3245 St. Rose Pkwy., Henderson, NV 89052	702-385-2200	133
11	Springhill Suites	1481 Paseo Verde Pkwy., Henderson, NV 89012	702-270-0995	120
12	Comfort Inn & Suites	475 Marks St., Henderson, NV 89014	702-387-6500	127
13	Residence Inn	2190 Olympic Ave., Henderson, NV 89014	702-434-2700	126
14	Railroad Pass	2800 S. Boulder Hwy., Henderson, NV 89002	702-294-5000	120
15	Best Western Plus Henderson	1553 N. Boulder Hwy., Henderson, NV 89011	702-564-9200	115
16	Townplace Suites	1471 Paseo Verde Pkwy., Henderson, NV 89012	702-896-2900	108
17	Holiday Inn Express	441 Astaire Dr., Henderson, NV 89014	702-990-2323	101
18	Hampton Inn & Suites -Warm Springs	421 Astaire Dr., Henderson, NV 89014	702-992-9292	99
19	Best Western Plus - St Rose	3041 St. Rose Pkwy., Henderson, NV 89052 (Formerly Wingate Inn & Suites)	702-568-0027	99
20	Hawthorn Suites by Wyndham	910 S. Boulder Hwy., Henderson, NV 89015	702-568-7800	71
21	America's Best Value Inn	85 W. Lake Mead Pkwy, Henderson, NV 89015	702-564-1712	58

TOTAL NUMBER OF HOTEL ROOMS 4124

BUSINESS & REAL ESTATE | HOTEL PROPERTIES



M RESORT SPA CASINO



Businesses intending to relocate to Nevada and local businesses planning to expand may be eligible for a variety of incentive programs and services. Programs include, but are not limited to, the following:

- **Redevelopment Incentive Programs**
- **Sales and Use Tax Abatement**
- **Sales Tax Deferral**
- **Sales Tax Exemption**
- **Modified Business (Payroll) Tax Abatement**
- **Personal Property Tax Abatement**
- **Green Building Abatements**
- **Train Employees Now (TEN)**
- **Silver State Works**
- **Industrial Development Bonds (IDBs)**
- **Technical and Support Services**

BUSINESS START-UP CONTACTS

Economic Development

City of Henderson, MSC 512
280 S. Water St., City Hall Annex
Henderson, NV 89015
Phone: 702-267-1650

Resources and assistance for expanding, relocating, and existing businesses

Redevelopment Agency

City of Henderson, MSC 512
280 S. Water St., City Hall Annex
Henderson, NV 89015
Phone: 702-267-1515

Resources and assistance for expanding, relocating, and existing businesses

Nevada Small Business Development Center/UNLV Business Start-Up Center, Henderson Satellite Office

280 S. Water St., City Hall Annex
Henderson, NV 89015
Phone: 702-876-0003

Providing technical assistance to businesses and integrated business outreach program

Nevada Secretary of State

555 E. Washington Ave.
Las Vegas, NV 89101
Phone: 702-486-2880

Business entity filings, incorporating a business

Nevada Department of Taxation

2550 Paseo Verde Pkwy., Suite 180
Henderson, NV 89074
Phone: 702-486-2300

Information concerning state business taxes

City of Henderson - Business License

Development Services Center
240 S. Water St., 1st Floor
Henderson, NV 89015
Phone: 702-267-1730

City of Henderson business licensing requirements

Clark County - Clerk's Office*

200 S. Lewis Avenue, 3rd Floor
Las Vegas, NV 89101
Phone: 702-671-0500

Businesses planning to use a name different than their legal or corporate name; fictitious name certificate (DBA)

** Also in Henderson City Hall on Thursdays only
Phone: 702-455-1055*

Henderson Business Resource Center

112 S. Water St.
Henderson, NV 89015
Phone: 702-992-7200

Business incubator, information, assistance, counseling and training for Nevada businesses

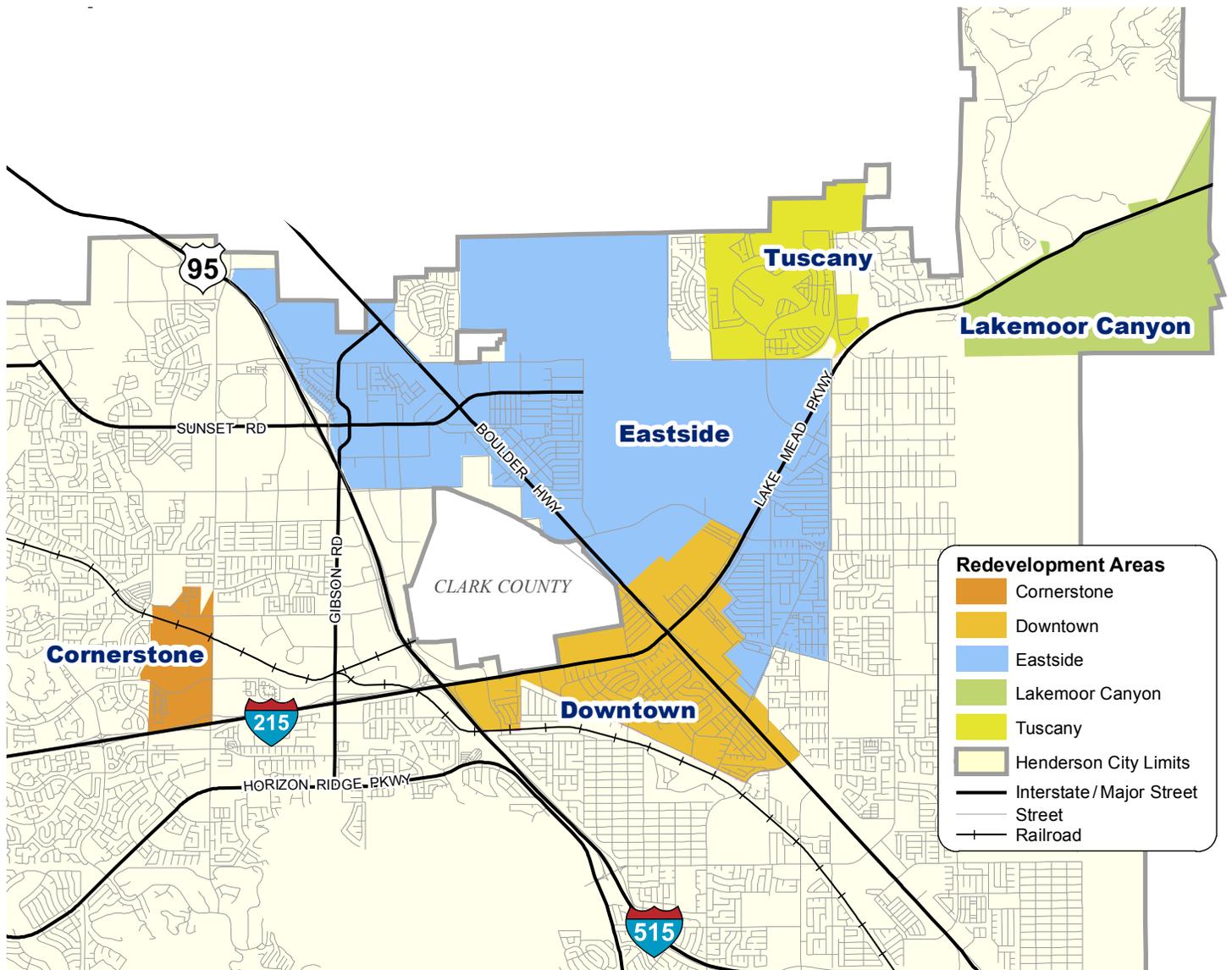
Henderson Public Improvement Trust

240 S. Water St.
Henderson, NV 89015
Phone: 702-267-2066

BUSINESS & REAL ESTATE | REDEVELOPMENT

In 1995, the City of Henderson recognized the need to revitalize and reinvest in some of its maturing neighborhoods and created the City of Henderson Redevelopment Agency. Since then, Redevelopment has not only provided funding for physical improvements, but has been building communities by attracting new business and private investment that have created new jobs, added public art to neighborhoods, and provided residents with funding to make improvements to their homes.

Currently, the City of Henderson's Redevelopment Agency manages five redevelopment areas: Cornerstone, Downtown, Eastside, Lakemoor Canyon, and Tuscany.



BUSINESS & REAL ESTATE | REDEVELOPMENT

DOWNTOWN REDEVELOPMENT AREA: WATER STREET DISTRICT REVITALIZATION

As Henderson's original business and residential center, this area contains Henderson's most mature neighborhoods, including the Water Street District. Formed in 1995 to revitalize existing businesses and attract new investment, the Downtown Redevelopment Area has made great strides in rejuvenating the economic viability of the area.

The Water Street District of the future is imagined as a vibrant place of activity and beauty, the kind of place where people will want to live, work and play. Located minutes from the Las Vegas Strip, the Water Street District is your premier development location for residential, retail, office and vertical mixed-use projects. We offer incredible incentive packages and financial assistance custom-tailored to your project. Available incentives include tax-increment financing, a highly flexible Downtown Master Plan, reduced parking requirements, grant-funded incentive programs, and Urban Lounge availability with no origination fee.

NEW DEVELOPMENT IN THE WATER STREET DISTRICT

- Construction of the 4,000-square-foot Lovelady Brewing Company was completed in April 2016. The first of its kind in the area, the brewery and taphouse has drawn a new niche crowd to our city's downtown core since its opening.
- SouthEnd on Water is a mixed-use development located at 314-318 S. Water St. in Downtown Henderson on land previously owned by the Redevelopment Agency. The project will be constructed in two phases. Phase I consists of a modern 2-story, 6,500-square-foot commercial office building that is the home of TSK Architects and a ground floor cafe.



BUSINESS & REAL ESTATE | REDEVELOPMENT

CORNERSTONE REDEVELOPMENT AREA

This former gravel mine at Stephanie and I-215 has been transformed into a 100-acre detention basin, park, lake and recreational facility that is also home to additional commercial, residential, and medical projects.

EASTSIDE REDEVELOPMENT AREA

Eastside encompasses more than 4,500 acres and includes the Pittman, Valley View and East Sunset Industrial Corridor, as well as Landwell's 2,200 acres.

- **Cadence**

- 2,200-acre master-planned community
- At build-out, Cadence will have 13,250 residences and 450 acres for parks, walking and bike trails, and recreational amenities.

- **Union Village**

- Owner Participation Agreement was adopted providing \$80.2 million in tax increment reimbursements for the construction of an Integrated Health Village.
- This project is anticipated to create over 17,000 direct, indirect and construction jobs in addition to millions in tax revenues for state and local governments.

CADENCE CENTRAL PARK



BUSINESS & REAL ESTATE | REDEVELOPMENT

LAKEMOOR CANYON REDEVELOPMENT AREA

A previous manganese mine, this area is located south of Lake Las Vegas, across Lake Mead Parkway and bordering the Lake Mead National Recreation Area. Lakemoor, once known as Three Kids Mine, provided the base mineral that drove magnesium production at local manufacturing plants. The site had been contaminated and undeveloped since 1961 when production stopped.

- The Three Kids Mine Remediation and Reclamation Act was signed by President Obama on July 25, 2014.
- Developers are now working with Nevada Department of Environmental Protection (NDEP) on a cleanup plan.

TUSCANY REDEVELOPMENT AREA

Located in Henderson's northeast corner, this abandoned gravel pit was designated a redevelopment area in 2001. Today, Tuscany is a master-planned residential community surrounding an 18-hole championship golf course. At total build out, Tuscany will boast an estimated 2,100 homes.

CADENCE HOMES





L to R: Doug Bene, Ken Chapa, Barbra Coffee, Cody Walker

Barbra Coffee, CEcD, EDFP

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Economic Development Officer

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Economic Development and Tourism

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City Hall Annex

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HendersonMeansBusiness.com

