

HENDERSON NEVADA

ECONOMIC AND DEMOGRAPHIC OVERVIEW

2014





Welcome to the City of Henderson. I invite you to browse through our 2014 Economic and Demographic Overview to learn more about what our growing community has to offer.

As the premier place to live, work, learn and play, Henderson is the preferred destination for new residents, relocating companies and start-up businesses alike. Our efforts to strengthen and diversify the local economy help businesses to leverage local resources, improve intellectual advancements, maximize the potential of conventions and tourism, and provide learning and job opportunities for our citizens.

We pride ourselves in providing a business-friendly environment that encourages growth, innovation and a clear path to success. Not surprisingly, Henderson is increasingly becoming the place to call home for businesses in industries as diverse as health care, education, finance, technology and research and development.

As Nevada's second-largest city, Henderson has consistently been recognized as one of America's Best Places to Live (MONEY, 2012, 2008, 2006), one of America's Best Cities (Business Week) and a safe community (Forbes 2011, Insurance Providers.com 2012, Law Street Media 2013).

Our safe and vibrant community provides residents with a quality of life that is second to none. We are home to nationally-recognized parks, trails and recreation opportunities, diverse arts and cultural offerings, outstanding master-planned communities, excellent educational opportunities and outstanding services and amenities.

I invite you to discover everything the City of Henderson has to offer and how we can play a role in your success.

Sincerely,

A handwritten signature in black ink that reads "Andy Hafen". The signature is written in a cursive, flowing style.

Andy Hafen
Mayor

Community

“A Place to Call Home” 4
 Location 5
 Developing Master-Planned Communities 6
 Public Schools Located in Henderson..... 7
 Private and Charter Schools 7
 Libraries and Post-Secondary Educational Institutions 8
 City Parks and Recreation Centers 9
 Henderson Trailhead Amenities..... 11

Demographics

United States Census Counts 14
 Fastest-Growing Incorporated Places 15
 Population and Projections by ZIP Code..... 16
 Population Growth by ZIP Code..... 17
 Housing Unit Counts 17
 Race and Culture 18
 Education Levels..... 18
 Age and Gender..... 19
 Household Income 19

Business and Real Estate

Business Activity 22
 Business Licenses..... 22
 Building Permits 22
 Assessed Value..... 23
 Assessed Value Comparison - Southern Nevada Cities 23
 Assessed Value Comparison - Land Use 24
 Property Tax Rate Comparison..... 24
 Henderson Major Business Parks / Industrial Centers / Retail Corridors 25
 Commercial Real Estate Market Trends and Supply Overview..... 26
 Existing Land Use 27
 Future Land Use for Vacant Land 27
 Henderson’s Major Private Employers 28
 Tourism and Visitor Statistics 29
 Resort, Hotel, and Motel Properties 30
 Business Assistance Programs 31
 Business Start-Up Contacts 31
 Redevelopment Agency 32
 Surrounding Points of Interest 34

Acknowledgements

Acknowledgements 35

COMMUNITY



HENDERSON BIRD VIEWING PRESERVE

A Place to Call Home

Home to approximately 270,000 people, Henderson is the largest full-service city in Nevada, directly providing residents with fire, police, paramedic, ambulance, sewer and water services. The city maintains one of the lowest employee-to-resident ratios in Southern Nevada, along with one of the lowest city property tax rates.

The city officially incorporated in 1953, after emerging during World War II as a manufacturing source for magnesium. Henderson, Nevada, has been named in MONEY Magazine's annual "Best Places to Live" profile that acknowledged the city for premier parks and trails, master-planned communities and economic opportunities. Recognized for providing excellent public services, the City's Police, Fire and ambulance services, Parks and Recreation, and Building and Fire Safety Departments are nationally accredited.

The City of Henderson provides residents and businesses alike an exceptional quality of life with outstanding recreational amenities, educational opportunities and an expansive mixture of major shopping malls, movie theater complexes, restaurants, and hotel/casino resorts offering a variety of leisure time activities.

Henderson, the second largest city in Nevada, is known for excellence. In our most recent Community Assessment Survey, 96 percent of residents reported they are satisfied with the quality of life in Henderson. Eight out of 10 residents responding to the same survey felt a sense of community in Henderson.

Parks and Recreation amenities are abundant in Henderson, with a park located within a mile of most residents and recreation and aquatic facilities conveniently located throughout the city. Henderson continues to receive recognition for providing premier parks and trails within walking distance for its residents.

The city continues a tradition of firsts, being home to the first municipal building in Nevada to earn the Leadership in Energy and Environmental Design (LEED) Gold certification – the North Community Police Station. The building features a number of efficiencies including a renewable energy system that will offset approximately 35 percent of the facility's energy use.

In 2013, Forbes ranked the City of Henderson as America's second safest city. The Forbes ranking is based on Henderson's ability to deliver programs and services that foster a safe community. Forbes also credits the City of Henderson for having a relatively high median income and low poverty rate.

Henderson is a progressive and vibrant city committed to providing quality public service while striving toward the highest level of efficiency; creating a premier quality of life for those residents and businesses that choose Henderson as **A Place to Call Home**.



Location

Located in the southeast corner of the 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, myriad 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; Lake Las Vegas, and major highway networks. In addition, Henderson has award-winning parks and recreational facilities and programming, a well-developed educational system from elementary to the university level, and the state's largest retail shopping corridor including the Galleria at Sunset.



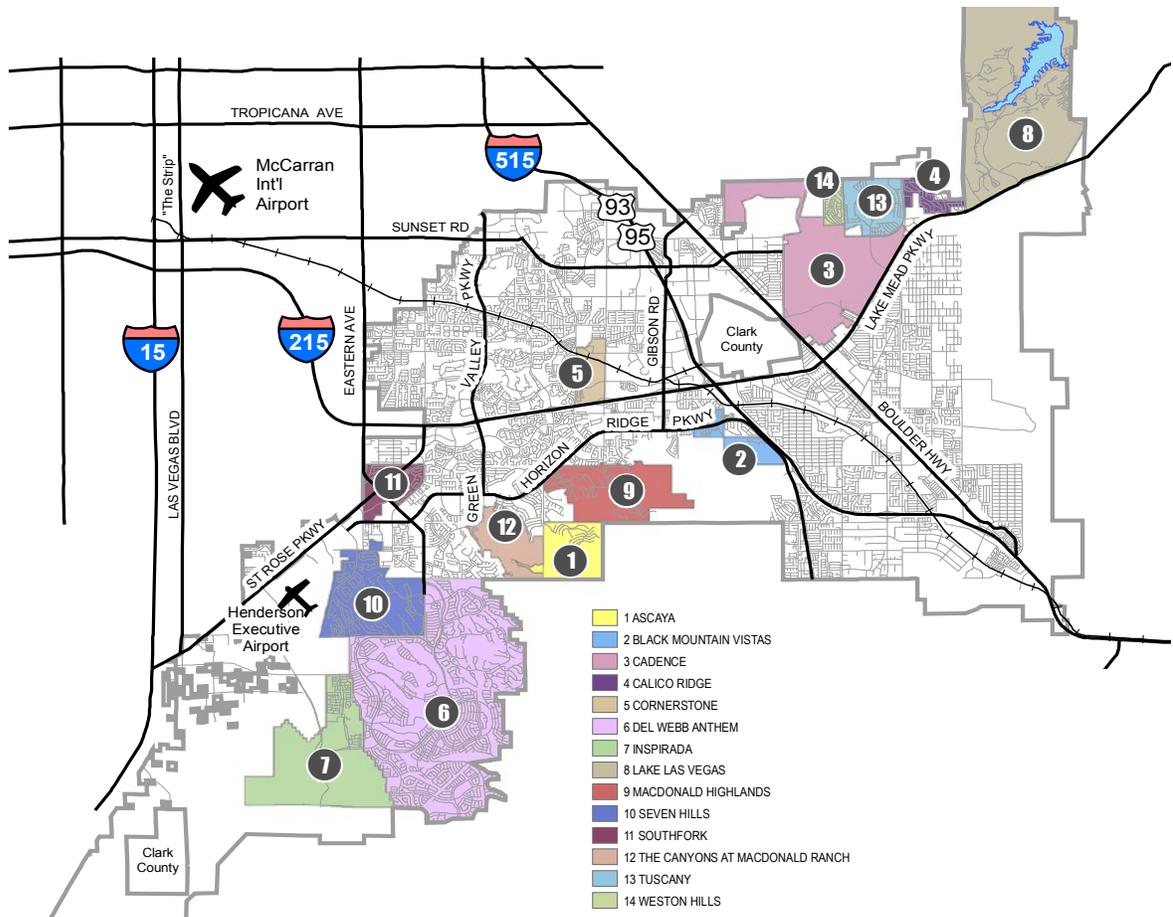
Developing Master-Planned Communities

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 27 premier master-planned communities, encompassing nearly 15,000 acres.

Fourteen additional master-planned communities are under development or in the planning stages.

Master-Planned Community	Existing Units January 1, 2014	Units at Completion	Estimated Population	Percent Complete	Acres
1) Ascaya	0	313	N/A	0.0%	632
2) Black Mountain Vistas	1,195	1,676	3,010	71.3%	421
3) Cadence	0	13,250	N/A	0.0%	2,200
4) Calico Ridge	590	595	1,103	99.2%	222
5) Cornerstone	784	1,600	1,722	49.0%	218
6) Del Webb's Anthem	14,875	15,350	29,937	96.9%	2,535
7) Inspirada	1,140	13,500	2,575	8.4%	1,940
8) Lake Las Vegas	1,726	10,231	3,226	16.9%	2,242
9) MacDonald Ranch Highlands	385	586	936	65.7%	1,213
10) Seven Hills	3,220	3,318	7,599	97.0%	1,292
11) Southfork	1,362	1,749	3,160	77.9%	413
12) The Canyons at MacDonald Ranch	8	900	1,598	0.9%	607
13) Tuscany	1,027	2,137	2,273	48.1%	600
14) Weston Hills	722	864	1,434	83.6%	166

Source: City of Henderson, Community Development Department, January 2014.



Public Schools Located in Henderson

Middle/Junior High	Address	ZIP
Brown, Mahlon	307 N. Cannes Street	89015
Burkholder, Lyal	355 W. Van Wagenen	89015
Greenspun, Barbara & Hank	140 N. Valley Verde Dr.	89074
Mannion, Jack & Terry	155 E. Paradise Hills Pkwy.	89002
Miller, Bob	2400 Cozy Hill Circle	89052
Webb, Del E.	2200 Reunion Dr.	89052
White, Thurman	1661 Galleria Dr.	89014

High Schools	Address	ZIP
Basic	400 Palo Verde Dr.	89015
Community College South H.S.	700 College Dr.	89002
Coronado	1001 Coronado Center Dr.	89052
Foothill	800 College Dr.	89002
Green Valley	460 Arroyo Grande Blvd.	89014
Liberty	3700 Liberty Heights Ave.	89052



Elementary	Address	ZIP
Bartlett, Selma F.	1961 Wigwam Pkwy.	89074
Cox, David	280 Clark Dr.	89074
Dooley, John A.	1940 Chickasaw Dr.	89002
Galloway, Fay	701 Skyline Road	89002
Gibson, James	271 Leisure Circle	89074
Hinman, Edna	450 E. Merlayne Dr.	89015
Kesterson, Lorna	231 Bailey Island Dr.	89074
Lamping, Frank	2551 Summit Grove Dr.	89012
Mack, Nate	3170 Laurel Ave.	89014
McCaw, Gordon	57 Lynn Lane	89015
McDoniel, Estes	1831 Fox Ridge Lane	89014
Morrow, Sue	1070 Featherwood Ave.	89015
Newton, Ulis	571 Greenway Road	89015
Roberts, Aggie	227 Charter Oak Street	89074
Sewell, C. T.	700 E. Lake Mead Dr.	89015
Smalley, James	304 E. Paradise Hills Dr.	89015
Taylor, Glen C.	2655 Siena Heights Dr.	89052
Taylor, Robert	144 Westminster Dr.	89015
Thorpe, Jim	1650 Patrick Lane	89014
Treem, Harriet	1698 Patrick Lane	89014
Twitchell, Neil	2060 Desert Shadow Trail	89012
Vanderberg, John	2040 Desert Shadow Trail	89012
Walker, Marlan	850 Scholar Street	89002
Wallin, Shirley & Bill	2333 Canyon Retreat Dr	89044
Wolff, Elise	1001 Seven Hills Dr.	89052

Private and Charter Schools

Charter Schools	Address	ZIP	Grade
Coral Academy of Science - Las Vegas	2150 Windmill Plwy.	89074	3-5
Coral Academy of Science - Las Vegas	1051 Sandy Ridge Ave.	89052	6-12
Nevada State High School	233 N. Stephanie St.	89074	11-12
Pinecrest Academy	1360 S. Boulder Hwy	89015	K-8
Silver Sands Montessori	1841 Whitney Mesa Dr.	89014	K-7

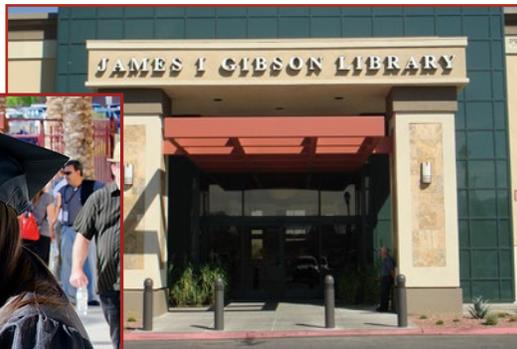
Private Schools	Address	ZIP	Grade
Achievement Academy, The	95 S. Arroyo Grande Blvd.	89012	1-9
Calvary Chapel Green Valley Christian Academy	2615 W. Horizon Ridge Pkwy.	89052	K-12
Children's Choice Learning Center	1310 W. Warm Springs Road	89014	K-1
DJ's Community Christian Academy	95 S. Arroyo Grande Blvd.	89012	K-8
Early Childhood Center - Midbar Kodesh	1940 Paseo Verde Pkwy.	89012	K
Foothills Montessori School	1401 Amador Lane	89012	K-8
Green Valley Christian School	711 Valle Verde Court	89014	K-5
Green Valley Christian School	706 Valle Verde Court	89014	6-12
Green Valley Lutheran Kindergarten	1799 Wigwam Pkwy.	89074	K
Green Valley United Methodist Church Kingdom	2200 Robindale Road	89074	K
Henderson Christian Academy	2750 Robindale Road	89074	K
Henderson International School	1165 Sandy Ridge Ave	89052	K-12
Kids R Kids Quality Learning Center	1640 Patrick Lane	89014	K
Kindercare Learning Center	51 Office Park Dr.	89074	K
La Petite Academy	1551 W. Warm Springs Rd.	89014	K-1
Lake Mead Christian Academy	540 Lake Mead Pkwy.	89015	K-12
Merryhill School - Green Valley	2150 Windmill Parkway	89074	K-1
Montessori Visions Academy	2560 N. Green Valley Pkwy	89014	K-12
New Song Academy	1291 Cornet Street	89052	K-1
Yeshiva Day School of Las Vegas	55 North Valle Verde Dr	89074	K-8

Henderson Area Libraries

Branch	Address	Phone
Green Valley Library	2797 N. Green Valley Parkway	702-507-3790
James L. Gibson Library	1001 W. Lake Mead Parkway	702-565-8402
Paseo Verde Library	280 S. Green Valley Parkway	702-492-7252
Heritage Park Library (age restricted 50 year +)	300 S. Racetrack Road	702-207-4258

Post-Secondary Educational Institutions

Organization	Address	Phone
Public:		
College of Southern Nevada - Green Valley Center	1560 W. Warm Springs Road, Henderson, 89014	702-651-2650
College of Southern Nevada - Henderson Campus	700 College Drive, Henderson, 89002	702-651-3000
Nevada State College	1125 Nevada State Drive, Henderson, 89002	702-992-2000
Private:		
American Locksmith institute	650 W. Suset Road, Henderson, 89011	702-369-9944
Art Institute of Las Vegas, The	2350 Corporate Circle, Henderson, 89074	702-369-9944
Cactus Aviation	3500 Executive Terminal Drive, Ste 250, Henderson, 89052	702-809-3936
DeVry University Henderson	2490 Paseo Verde Parkway, Ste 150, Henderson, 89074	702-933-9700
Euphoria Institute of Beauty Arts & Science	11041 S Eastern Ave, Ste 112, Henderson, 89052	702-932-8111
Everest College	170 N. Stephanie Street, 1st floor, Henderson, 89074	702-567-1920
FLS International Language Programs	2225 Village Walk Dr #220, Henderson, 89052	702-870-1067
G Skin & Beauty Institute	1300 W. Warm Springs Rd, Henderson, 89014	815-786-7276
International Academy of Design and Technology	2495 Village View Drive, Henderson, 89074	702-990-0150
ITT Technical Institute	168 N. Gibson Road, Henderson, 89014	702-558-5404
Marinello School of Beauty	4451 E. Sunset Road, Ste 16, Henderson, 89014	702-450-9988
National Technical Institute	1870 Whitney Mesa Dr, Henderson, 89014	702-948-9000
National University - Nevada	2850 W. Horizon Ridge Parkway, Ste 300, Henderson, 89052	702-531-7800
PCI Dealer School	790 Coronado Center Dr, suite 140, Henderson, 89052	702-877-4724
Regis University	1401 N. Green Valley Parkway, Ste 100, Henderson, 89074	702-990-0375
Sierra Nevada College	4300 E. Sunset Road, Henderson, NV 89014	702-434-6599
Touro University Nevada	874 American Pacific Drive, Henderson, 89014	702-777-8687
University of Nevada School of Medicine	880 Seven Hills Drive, Ste 200, Henderson, 89052	702-671-2213
University of Phoenix	7777 Eastgate Road, Ste 100, Henderson, 89011	702-638-7279
University of Southern Nevada	11 Sunset Way, Henderson, 89014	702-990-4433



City Parks and Recreation Centers

The City of Henderson Parks and Recreation Department provides premium services through diverse and innovative parks, recreation and natural resource opportunities. It is one of only 20 agencies throughout the country to earn both accreditation by the National Recreation and Park Association (2001, 2006 and 2012) and the National Gold Medal for Excellence in Parks and Recreation Management (1999). Through its nationally acclaimed Parks and Recreation Department, Henderson provides residents more parks and recreation facilities per capita than any other community in Southern Nevada.

The City is home to 63 parks, with several more under construction. In addition to open grass areas and playgrounds, features include walking courses, dog parks, skate parks, splash pads, and lighted sports fields. The city maintains more than 2,900 acres, including 103 athletic fields, 53 tennis courts, and ten swimming pools. Parks offer the community opportunities for active and passive recreation, including team sports, hiking and picnics.

The Parks and Recreation Department also operates eight recreation centers featuring gymnasiums, multi-fitness centers and racquetball courts. Thousands of specialized programs are offered each year including aquatics, therapeutic recreation, youth enrichment, special events, outdoor recreation, sports leagues, and tournaments. Adults 50+ can take advantage of fitness initiatives, health screenings, nutrition programs, volunteer opportunities, and wellness services. School children benefit from the before- and after- school Safekey youth enrichment program and the out-of-school time Kids Zone/Teen Zone program, hosted by the Parks and Recreation Department at all Henderson public elementary and middle schools.

In partnership with the Department of Utility Services, the Parks and Recreation Department also operates the Henderson Bird Viewing Preserve, the only bird preserve located in Southern Nevada, and home to thousands of migratory waterfowl and numerous resident desert birds.

Recreation, aquatic and senior facilities

Locations and amenities

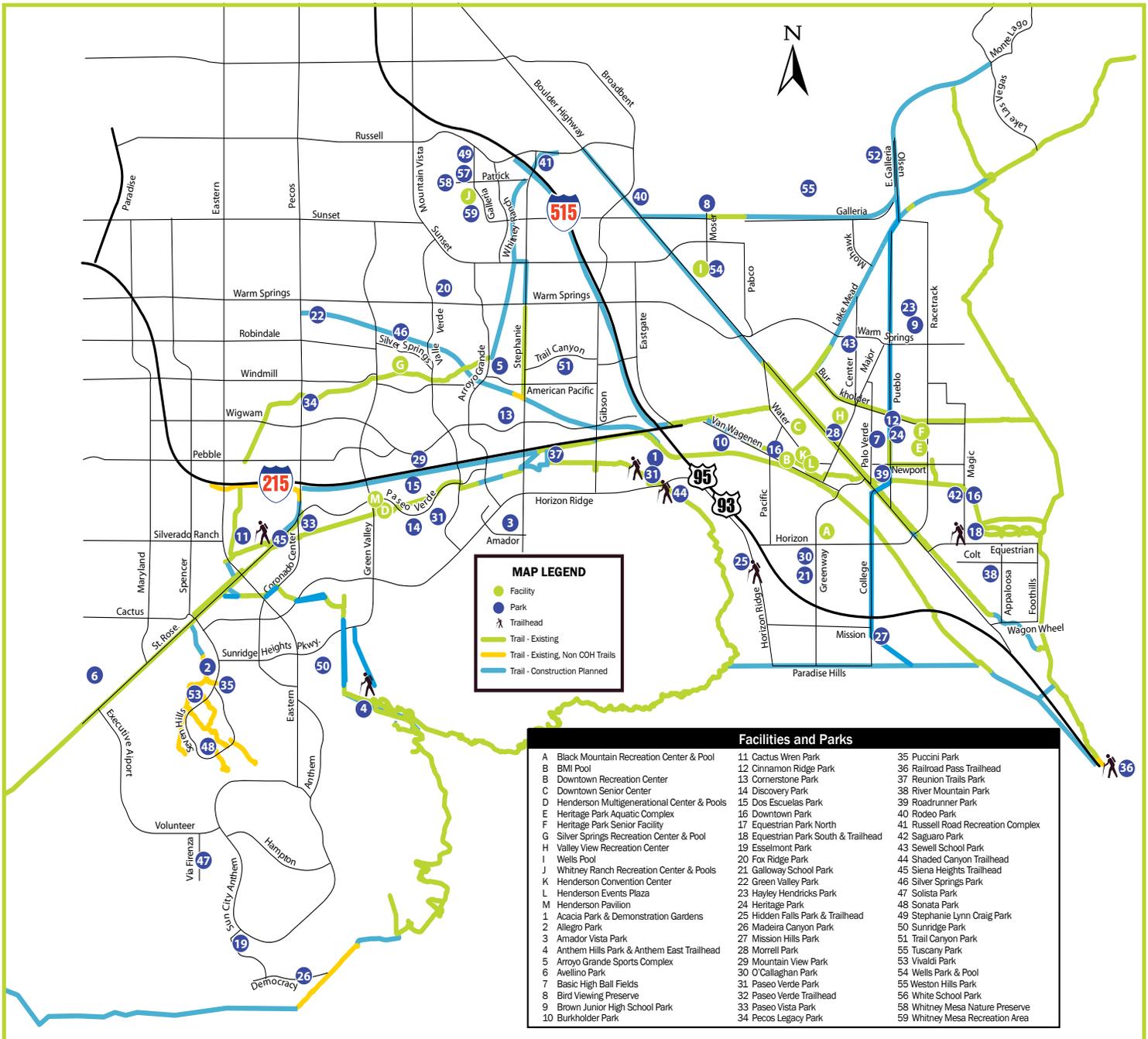
	Activity Pool	Adult Open Basketball	Amphitheater	Bocce	Diving Boards/Stands	Event Space	Game Room	Indoor Track	Kids Corner	Lap Lanes	Multi-Fitness Center	Open Gym	Open Rec	Pickleball	Racquetball Courts	Racquetball Challenge Courts	Restrooms	Rock Climbing Wall	Shower, Locker Room	Seasonal Pool	Wading Pool	Wallyball	Year-round Pool
A	Black Mountain Recreation Center/Aquatic Complex 599 Greenway Rd. (at Horizon Dr.)	●	●				●		●		●	●	●		●		●		●	●		●	
B	BMI Pool 105 W. Basic Rd. (Lead St. & Van Wagenen St.)				●					●							●		●	●	●		
B	Downtown Recreation Center 105 W. Basic Rd. (Lead St. & Van Wagenen St.)		●				●	●			●	●	●	●	●		●		●			●	
C	Downtown Senior Center 27 E. Texas Ave. (at E. Army St.)										●						●						
D	Henderson Multigenerational Center/Aquatic Complex 250 S. Green Valley Pkwy. (at Paseo Verde Pkwy.)	●	●		●		●	●	●	●	●	●		●			●	●	●	●			●
E	Heritage Park Aquatic Complex 310 S. Racetrack Rd. (at Burkholder Blvd.)				●					●							●		●				●
F	Heritage Park Senior Facility 300 S. Racetrack Rd. (at Burkholder Blvd.)			●			●				●						●		●				
G	Silver Springs Recreation Center & Pool 1951 Silver Springs Pkwy. (at N.Valle Verde Dr.)		●		●		●			●		●	●		●	●	●		*	●	●	●	
H	Valley View Recreation Center 500 Harris St. (at Basic Rd.)		●				●				●	●			●		●					●	
I	Wells Pool 1640 Price St. (Moser Dr. & Merlayne Dr.)									●							●		●	●			
J	Whitney Ranch Recreation Center/Aquatic Complex 1575 Galleria Dr. (south of Russell Rd.)	●	●				●		●	●	●	●	●		●		●		●	●		●	●
K	Henderson Convention Center 200 S. Water St.					R											●						

City Parks and Recreation Centers - continued

Henderson Trails

With the majority of its funding having been provided by the Bureau of Land Management through the Southern Nevada Public Land Management Act, (SNPLMA), the Henderson trail system continues to expand, providing increased recreation and transportation opportunities.

In a recent community survey, 87 percent of respondents indicated that increasing the number of trails and walking paths is important to them. Currently, there are 100 miles of developed trails, including multi-use paths for biking, walking and equestrian use.



Park, Trailhead & Outdoor Amenities

Use the number next to the park or trailhead name to locate it on the previous page.

L = Lighted facility R = Facility that can be reserved

#	PARK AND TRAILS	LOCATION	Acreage	Amphitheater	Ball Fields	Barbecues	Basketball Courts	Bocce	Covered Picnic Shelter	Dog Park	Exercise Course	Equestrian Area	Horseshoe Pits	Multi-Purpose Fields	Open Grass Area	Picnic Tables	Playground	Restrooms	Skate Park	Splash Pad	Tennis Courts	Volleyball	Walking Course
1	Acacia Park & Demonstration Gardens	50 Casa Del Fuego St. (Las Palmas Entrada off S. Gibson Rd.)	16.4	L	•	L		R	•					L	•	•	•	•		•			•
2	Allegro Park	1023 Seven Hills Dr. (Seven Hills Dr. & Overlook Mtn.)	4.2			•									•	•	•	•					
3	Amador Vista Park	1562 Amador Ln. (W. Horizon Ridge Pkwy. & Amador Ln.)	4.2			•	L		•	•					•	•	•	•		•			•
4	Anthem Hills Park & Anthem East Trailhead	2256 N. Reunion Dr. (N. Reunion Dr. & Sonatina Dr.)	53.2	L	•	L		R						L	•	•	•	•	L			L	•
5	Arroyo Grande Sports Complex	298 Arroyo Grande Blvd. (between American Pacific Dr. & Santiago Dr.)	56	L	•	L		•	•		•				•	•	•	•					
6	Avellino Park	1050 Chaparral Rd. (at Siddall Avenue)	5			•	L		•	•					•	•	•	•					•
7	Basic High Ball Fields	400 N. Palo Verde Dr. (N. Palo Verde Dr. & Dooley Dr.)	4	L																			
8	Bird Viewing Preserve	350 E. Galleria Dr. (Moser Dr. & Galleria Dr.)	100						•							•		•					•
9	Brown Junior High School Park	307 Cannes St. (Cannes St. & Madrid Ave.)	7.9	L																			
10	Burkholder Park	645 W. Victory Rd. (Victory Rd. & Van Wagenen St.)	10.5	L	•			R			•				•	•	•	•					
11	Cactus Wren Park	2900 Ivanpah Dr. (Ivanpah Dr. & Jessup Rd.)	7	L	•	L		R	•						•	•	•	•	L			•	
12	Cinnamon Ridge Park	825 E. Burkholder Blvd. (between E. Burkholder Blvd. & S. Pueblo Blvd.)	7.2			•	L	R							•	•	•	•			L		
13	Cornerstone Park	1600 Wigwam Pkwy. (at Stephanie St.)	100			•	L	R							•	•	•	•					•
14	Discovery Park	2011 Paseo Verde Pkwy. (Paseo Verde Pkwy. & Palomino Village Dr.)	7.8		•	•	L	R			•				•	•	•	•			L	L	•
15	Dos Escuelas Park	1 Golden View (Paseo Verde Pkwy. & Desert Shadow Trail)	9	L	•	L		R	•						•	•	•	•			L		•
16	Downtown Park	105 W. Basic Rd. (Lead St. & Van Wagenen St.)	7			•	•	R							•	•	•	•					•
17	Equestrian Park North	1350 Richard Bunker Ave. (Richard Bunker Ave. & Magic Way)	16.2			•		•			•					•	•	•					•
18	Equestrian Park South & Trailhead	1200 Equestrian Dr. (Equestrian Dr. & Magic Way)	5						•	L		R			•	•	•	•					•
19	Esselmont Park	2725 Anthem Highlands Dr. (between Bicentennial Pkwy. & Democracy Dr.)	6			•	L	R	L						•	•	•	•		•			•
20	Fox Ridge Park	420 Valle Verde Rd. (Valle Verde Rd. & Fox Ridge Dr.)	4.3	•	•	•	•	R							•	•	•	•					•
21	Galloway School Park	701 Skyline Rd. (Skyline Rd. & E. Tamarack Dr.)	4.1			•																	
22	Green Valley Park	370 N. Pecos Rd. (Pecos Rd. & Millcroft Rd.)	4.2		•	•	•	R							•	•	•	•					
23	Hayley Hendricks Park	811 Ithaca Ave. (Ithaca Ave. & Pueblo Blvd.)	9.1			•		R				L	L		•	•	•	•	L	•		L	•
24	Heritage Park	350 S. Racetrack Rd. (at Burkholder Blvd.)	160	•	•	•	•	•	•					L	•	•	•	•		•			•
25	Hidden Falls Park & Amargosa Trailhead	281 W. Horizon Dr. (off W. Horizon Ridge Pkwy.)	18			•	L	L	•						•	•	•	•	L	•			•
26	Madeira Canyon Park	2390 Democracy Dr. (Democracy Dr. & Canyon Retreat)	19.5	L	•	L		•						L	•	•	•	•		•	L		•
27	Mission Hills Park	551 E. Mission Dr. (Mission Dr. & College Dr.)	22.2	L	•	L		R							•	•	•	•		•	L		•
28	Morrell Park	500 Harris St. (Harris St. & Basic Rd.)	17.6	L	•	L		R			•				•	•	•	•	L			L	
29	Mountain View Park	1959 Wigwam Pkwy. (between Valle Verde Dr. & Green Valley Pkwy.)	5.3		•	•	L	R							•	•	•	•			L	L	
30	O'Callaghan Park	601 Skyline Rd. (Skyline Rd. & Horizon Dr.)	20	L	•	•		R			•				•	•	•	•			L	L	•
31	Paseo Verde Park	1851 Paseo Verde Pkwy. (Paseo Verde Pkwy. & Desert Shadow Trail)	8		•	•	L	R			•				•	•	•	•			L	L	
32	Paseo Verde/Amargosa Trailhead	804 Paseo Verde Pkwy. (Paseo Verde Pkwy. & W. Horizon Ridge Pkwy.)	5					•	L						•	•	•	•					
33	Paseo Vista Park	2505 Paseo Verde Pkwy. (Paseo Verde Pkwy. & St. Rose Pkwy.)	8			•	L	•	R	L		L			•	•	•	•		•			•
34	Pecos Legacy Park	150 Pecos Rd. (between Wigwam Pkwy. & Windmill Pkwy.)	10	L	•	L		R				L			•	•	•	•			L	L	
35	Puccini Park	1899 Seven Hills Dr. (Seven Hills Dr. & Anthem Wind Way)	4.2			•	L	R							•	•	•	•			L	L	
36	Railroad Pass Trailhead	2800 S. Boulder Hwy. (Parking lot of the Railroad Pass Casino)	.03																				
37	Reunion Trails Park & Amargosa Trailhead	44 Chapata Dr. (off Paseo Verde Pkwy.)	12.2			•		L	•						•	•	•	•		•			•
38	River Mountain Park	1941 Appaloosa Dr. (Appaloosa Dr. & Colt Dr.)	9		•	•	L	R			•				•	•	•	•			L	•	
39	Roadrunner Park	831 Amigos St. (Newport to Feliz Contrado Ct. to Amigos St.)	8			•										•	•	•					•
40	Rodeo Park	810 Aspen Peak Loop (Boulder Hwy. & Sky Forest Dr.)	8.3	L	•	•		R	•		•	•	•	•	•	•	•	•			L	L	•
41	Russell Road Recreation Complex	5901 E. Russell Rd. (Russell Rd. & Stephanie St.)	26.9	L	•			•				L	L		•	•	•	•			L	•	
42	Saguaro Park	600 Pounds Way (Pounds Way & Blue Lantern Dr.)	6			•	L	R							•	•	•	•		•			•
43	Sewell School Park	700 E. Lake Mead Pkwy. (Lake Mead Pkwy. & Warm Springs Rd.)	2.6		•	•		•							•	•	•						
44	Shaded Canyon Trailhead	180 Shaded Canyon Dr. (off W. Horizon Ridge Pkwy.)	1														•						
45	Siena Heights/Amargosa Trailhead	2570 Siena Heights Dr. (off Coronado Center Dr.)	4.5						L						•	•	•	•			L		
46	Silver Springs Park	1950 Silver Springs Pkwy. (Silver Springs Pkwy. & N. Valle Verde Dr.)	12	L	•			R							•	•	•	•			L	•	
47	Solista Park	1890 Via Firenze (Via Firenze & Volunteer Blvd.)	3.6			•		L	•						•	•	•						
48	Sonata Park	1550 Seven Hills Dr. (Seven Hills Dr. & Arbella Way)	23.4			•	•	R							•	•	•	•					•
49	Stephanie Lynn Craig Park	1725 Galleria Dr. (Galleria Dr. & Russell Rd.)	14	L	•			•							•	•	•	•					
50	Sunridge Park	1010 Sandy Ridge Ave. (Sandy Ridge Ave. & Rocky Ridge Dr.)	18		•	•	L	R							•	•	•	•			L	L	
51	Trail Canyon Park	1065 Trail Canyon Rd. (between Stephanie St. & Gibson Rd.)	4			•	•	R				•			•	•	•	•			L		
52	Tuscany Park	1550 E. Galleria Dr. (E. Galleria Dr. & McCormick Rd.)	7.3		•	•	L	R							•	•	•	•	L		L	•	
53	Vivaldi Park	1249 Seven Hills Dr. (Seven Hills Dr. & Nestled Peak)	7		•	•		R							•	•	•	•					
54	Wells Park & Pool	1640 Price St. (Moser Dr. & Merlayne Dr.)	10	L	•	•		R	•		•	•	•	•	•	•	•	•		•	L	•	
55	Weston Hills Park	950 Weston Ridge St. (at Russell Road)		L	•	•		R							•	•	•	•		•	L	•	
56	White School Park	1661 Galleria Dr. (Galleria Dr. & Russell Rd.)	8	L										•									
57	Whitney Mesa Nature Preserve	1990 Patrick Ln. (Patrick Ln. & Galleria Dr.)	5.5			•		•							•		•						•
58	Whitney Mesa Recreation Area	1661 Galleria Dr. (south of the recreation center)	20			•	L	•							•	•	•	•			L		•

DEMOGRAPHICS



United States Census Counts

The United States Census is conducted every ten 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 82,348 residents since the 2000 census and 192,787 since 1990.

In the apportionment of the U.S. House of Representatives for the 108th Congress, Nevada gained a fourth seat in the House based on the change in the State's population in 2010. Nevada had earned its third seat after the 2000 census.

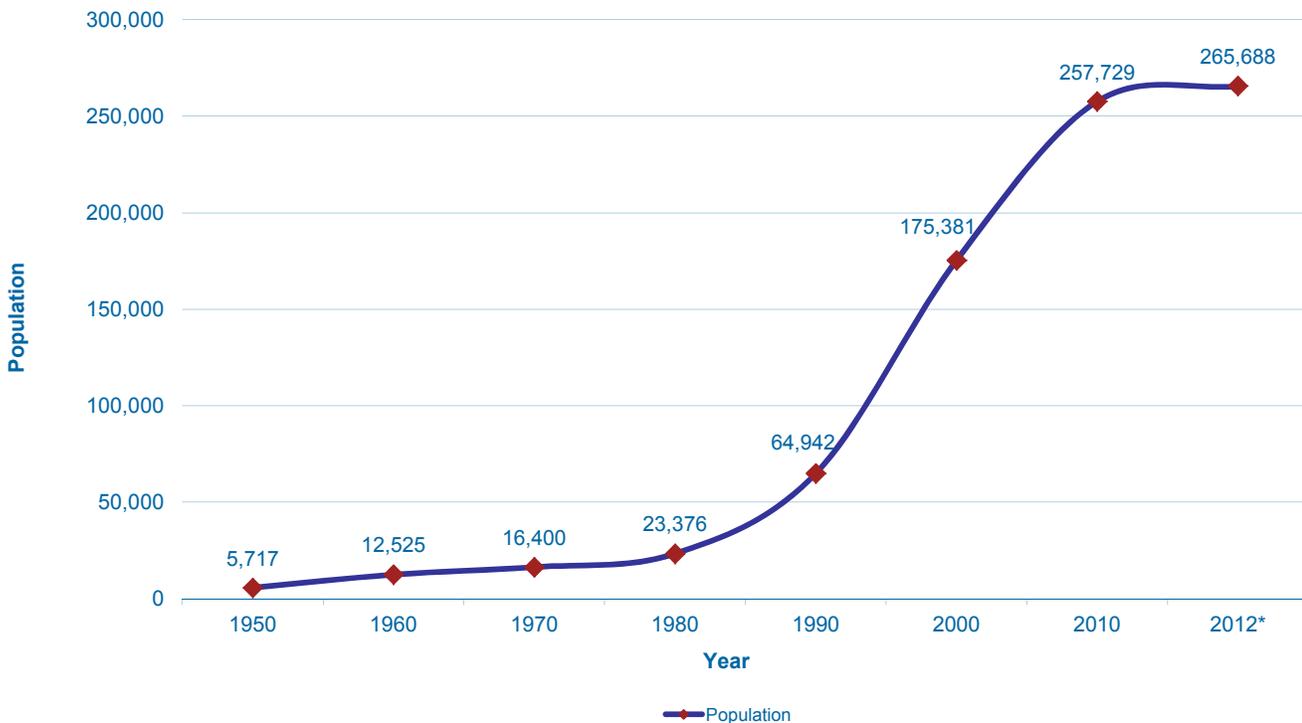
In the intervening years, the U.S. Census Bureau publishes the American Community Survey; annual estimates and adjustments to the 2010 census based on a variety of surveys and data sources.

Population April 1, 1950-2012

Year	Population	Increase	Increase
1950	5,717	-	-
1960	12,525	6,808	119%
1970	16,400	3,875	31%
1980	23,376	7,976	49%
1990	64,942	40,566	166%
2000	175,381	110,439	170%
2010	257,729	82,348	44%
2012*	265,688	7,959	3%

Source: U.S. Census Bureau.
* U.S. Census Community Survey Estimate

United States Census Counts - Henderson 1950-2012



Source: United States Census Bureau.

Fastest-Growing Incorporated Places

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

Fastest-Growing U.S. Incorporated Places

Place	State	April 1, 2000	April 1, 2012	Number	Percent
Gilbert	AZ	109,697	221,140	111,443	101.6%
North Las Vegas	NV	115,488	223,491	108,003	93.5%
Fayetteville	NC	121,015	202,103	81,088	67.0%
Irvine	CA	143,072	229,985	86,913	60.7%
Cape Coral	FL	102,286	161,248	58,962	57.6%
Fontana	CA	128,929	201,812	72,883	56.5%
Raleigh	NC	276,093	403,892	127,799	53.3%
Henderson	NV	175,381	265,679	90,298	51.5%
Peoria	AZ	108,364	159,789	51,425	47.5%
Fort Worth	TX	534,694	777,992	243,298	45.5%
Chula Vista	CA	173,556	252,422	78,866	45.4%
Bakersfield	CA	247,057	358,597	111,540	45.1%
Aurora	IL	142,990	199,932	56,942	39.8%
Joliet	IL	106,221	148,268	42,047	39.6%
Chandler	AZ	177,107	245,628	68,521	38.7%

Source: U.S. Census Bureau American Community Survey



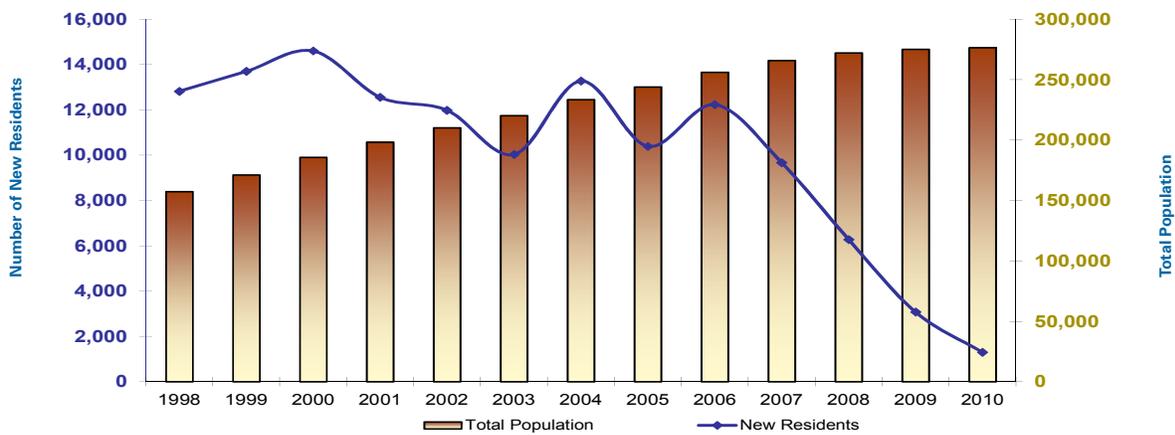
Population by ZIP Code

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 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.

Population Trends



Population Projections

Year	89002	89011	89012	89014	89015	89044	89052	89074	Total	# of New Residents	Percent Change
1998	-	92	16,013	79,255	62,016	-	-	-	157,376	12,818	8.9%
1999	-	256	24,943	82,102	63,775	-	-	-	171,076	13,700	8.7%
2000	-	356	18,307	83,513	65,442	-	18,055	-	185,673	14,597	8.5%
2001	-	504	21,015	38,573	67,105	-	24,398	46,631	198,226	12,553	6.8%
2002	-	621	24,217	39,063	68,780	-	30,287	47,238	210,206	11,980	6.0%
2003	-	654	25,672	38,892	71,332	-	36,566	47,120	220,236	10,030	4.8%
2004	-	847	26,438	39,363	74,468	1,589	42,357	48,444	233,506	13,270	6.0%
2005	-	967	27,510	39,529	78,145	4,586	44,573	48,587	243,897	10,391	4.4%
2006	29,345	13,816	28,510	39,943	41,018	8,307	46,256	48,933	256,128	12,231	5.0%
2007	31,525	16,165	28,567	40,120	41,138	12,202	48,207	47,866	265,790	9,662	3.8%
2008	32,355	17,320	29,376	40,818	41,339	14,535	48,139	48,181	272,063	6,273	2.4%
2009	32,843	18,670	28,713	40,170	41,523	15,858	49,315	48,042	275,134	3,071	1.1%
2010	32,165	19,187	28,829	40,423	40,876	16,486	49,987	48,475	276,428	1,294	0.5%
2015*	32,165	20,399	30,804	40,719	43,087	22,160	50,964	48,982	289,280	12,852	4.6%
2020*	32,207	37,717	33,570	41,378	43,089	37,815	55,283	49,436	330,495	41,215	14.2%
2025*	37,342	62,256	43,285	41,575	44,849	37,815	56,947	49,848	373,916	43,421	13.1%
2030*	39,615	66,692	45,387	41,847	54,507	49,976	58,501	50,266	406,792	32,876	8.8%
2035*	43,100	66,692	46,228	41,847	59,845	56,840	58,501	50,266	423,320	16,528	4.1%
Build-Out**	56,974	67,414	48,055	42,023	95,515	71,838	59,063	50,599	491,481	68,161	16.1%

Source: City of Henderson Community Development Department, July 2013

*Estimates

**Build-Out reflects the capacity within the existing corporate limits

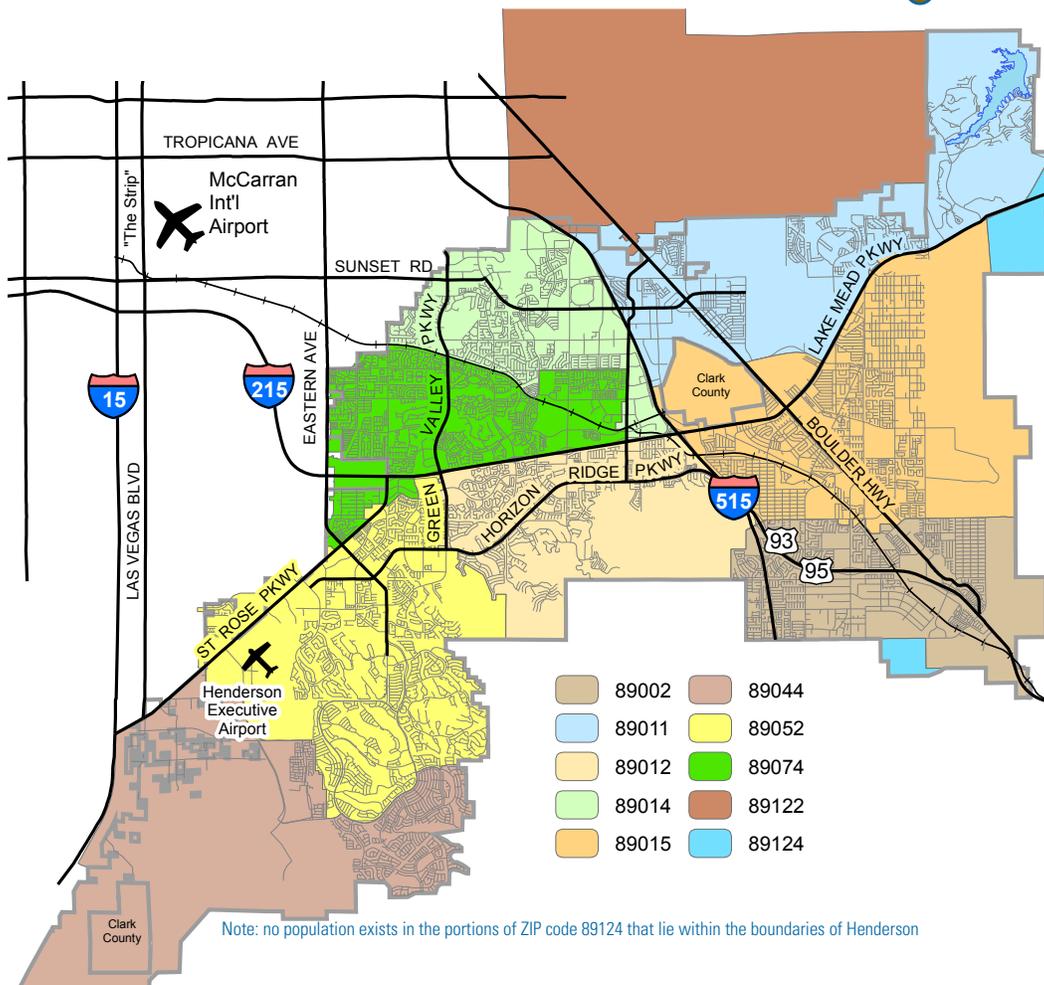
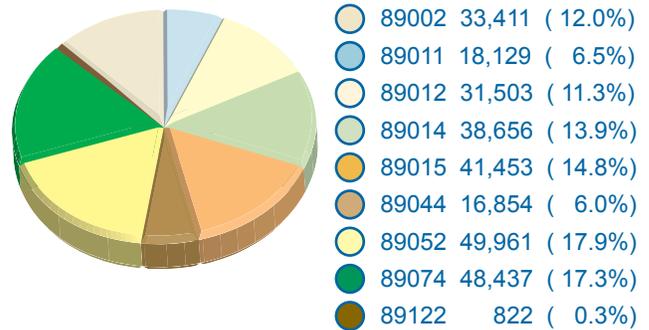
Note: ZIP code 89122 has less than 1,000 residents and is not reflected on this chart

Note: In 2006, ZIP code 89002 was created from a portion of 89015 and 89011 was expanded by taking a portion of 89015

Population Growth by ZIP Code

Henderson's population growth continues to be more evenly spread across the city as established master-planned communities, such as Green Valley Ranch, Del Webb Anthem and Seven Hills begin their final build-out. The city's population is no longer concentrated in one or two established areas as it has been in the past.

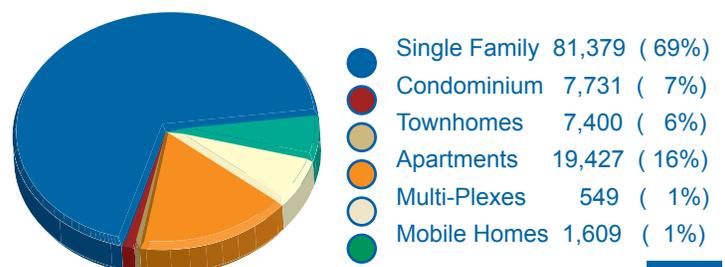
Total Population by ZIP Code



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



Race and Culture

These tables reflect the most recent projections of the U.S. Census Bureau for the local population. Below are the race demographics, whether it be a single race or a combination of races; as well

as the segment of the population that consider themselves of Hispanic origin.

Demographic Profile

Race	Henderson	Clark County	Nevada	USA
White	80.1%	64.5%	69.7%	73.9%
Black or African American	5.5%	10.7%	8.3%	12.6%
American Indian and Alaska Native	0.4%	0.6%	1.1%	0.8%
Asian	7.4%	8.5%	7.2%	5.0%
Native Hawaiian and Other Pacific Islander	0.1%	0.7%	0.7%	0.2%
Some other race	2.4%	7.8%	8.6%	4.6%
One race	95.9%	95.5%	95.9%	97.1%
Two or more races	4.1%	4.5%	4.1%	2.9%
TOTAL	100.0%	100.0%	100.0%	100.0%

Hispanic or Latino - Culture *				
Non Hispanic or Latino	85.3%	70.2%	72.7%	83.1%
Hispanic or Latino (of any race)	14.7%	29.8%	27.3%	16.9%
TOTAL	100.0%	100.0%	100.0%	100.0%

Source: U.S. Census Bureau, American Community Survey 2012

* 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

Education Levels

The education levels below depict the highest level of education achieved by an individual. In Henderson, 64 percent of the adult population has obtained some level of college, with 37 percent of the total population having attained a college degree or higher.

A greater percentage of Henderson residents have obtained a college degree or higher than Clark County overall, which comes in at 30 percent.

Education Levels By ZIP Code

Education	89002	89011	89012	89014	89015	89044	89052	89074	Henderson*	Clark County
No or some high school	8%	12%	6%	9%	15%	4%	5%	7%	8%	15%
High school Diploma	28%	34%	26%	28%	35%	22%	23%	26%	27%	29%
Some college - No Degree	29%	24%	29%	29%	28%	27%	24%	28%	27%	26%
Associate Degree	11%	8%	8%	10%	8%	9%	8%	7%	9%	7%
Bachelor Degree	17%	15%	19%	16%	9%	26%	25%	21%	18%	15%
Graduate degree	9%	8%	11%	9%	5%	12%	15%	11%	10%	8%

Source: 2013 Las Vegas Perspective. May not equal 100 percent due to rounding

*Henderson statistics are derived from the Perspective ZIP Code profiles.

Demographic Comparison

United States Census estimates for 2012 anticipate the largest age group in Henderson as the 40- to 50-year-olds with a combined total of just over 20,000 residents. This represents a slight shift towards younger residents than in recent years in which Henderson experienced the the greatest increases in population in the 50+ age groups, which grew at higher rates than both county, state, and

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 *2013 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	129,401	48.7%	1,005,586	50.3%	1,391,864	50.9%	154,436,243	49.2%
Female	136,287	51.3%	995,173	49.7%	1,367,067	49.1%	159,477,797	50.8%
Age								
Under 5 years	14,613	5.5%	138,052	6.9%	181,814	6.6%	19,776,585	6.3%
5 to 9 years	16,207	6.1%	144,055	7.2%	187,607	6.8%	20,404,413	6.5%
10 to 14 years	15,941	6.0%	134,051	6.7%	184,848	6.7%	20,843,892	6.6%
15 to 19 years	15,410	5.8%	132,050	6.6%	177,675	6.4%	21,660,069	6.9%
20 to 24 years	17,535	6.6%	140,253	7.0%	187,607	6.8%	22,601,811	7.2%
25 to 29 years	15,676	5.9%	150,057	7.5%	195,884	7.1%	21,346,155	6.8%
30 to 34 years	16,738	6.3%	151,658	7.6%	198,919	7.2%	20,592,761	6.6%
35 to 39 years	15,144	5.7%	139,853	7.0%	182,365	6.6%	19,462,670	6.2%
40 to 44 years	20,458	7.7%	152,458	7.6%	198,367	7.2%	21,032,241	6.7%
45 to 49 years	19,927	7.5%	142,054	7.1%	190,366	6.9%	21,660,069	6.9%
50 to 54 years	19,661	7.4%	132,050	6.6%	184,848	6.7%	22,601,811	7.2%
55 to 59 years	16,738	6.3%	116,044	5.8%	175,468	6.4%	20,718,327	6.6%
60 to 64 years	17,535	6.6%	102,039	5.1%	154,500	5.6%	17,893,100	5.7%
65 to 69 years	14,347	5.4%	80,030	4.0%	129,670	4.7%	13,812,218	4.4%
70 to 74 years	12,487	4.7%	64,024	3.2%	91,045	3.3%	10,045,249	3.2%
75 to 79 years	7,439	2.8%	38,014	1.9%	60,696	2.2%	7,533,937	2.4%
80 to 84 years	6,111	2.3%	28,011	1.4%	44,143	1.6%	5,838,801	1.9%
85 years and over	3,720	1.4%	16,006	0.8%	33,107	1.2%	6,089,932	1.9%
Total	265,688	100%	2,000,759	100%	2,758,931	100%	313,914,040	100%
Median age (years)	41.4		35.8		37.6		37.3	

Source: U.S. Census Bureau, Community Survey 2012

Household Income by ZIP Code

Income	89002	89011	89012	89014	89015	89044	89052	89074	Henderson*	Clark County
Under \$15,000	7%	8%	8%	10%	15%	5%	7%	7%	6%	11%
\$15,000-\$24,999	7%	9%	8%	9%	11%	6%	6%	8%	8%	10%
\$25,000-\$34,999	7%	13%	9%	12%	11%	9%	7%	9%	9%	11%
\$35,000-\$49,999	12%	16%	14%	18%	15%	10%	12%	14%	14%	16%
\$50,000-\$74,999	25%	23%	22%	21%	22%	23%	19%	22%	22%	21%
\$75,000-\$99,999	17%	12%	14%	11%	12%	16%	16%	14%	14%	12%
100,000 and Over	25%	19%	26%	19%	15%	32%	34%	26%	26%	19%
\$100,000 - \$149,999	17.2%	11.5%	15.0%	12.0%	11.4%	19.5%	18.7%	15.6%	16.5%	12.0%
\$150,000 - \$249,999	5.0%	4.0%	6.3%	4.0%	2.3%	7.0%	8.0%	5.7%	5.3%	4.0%
\$250,000 and over....	2.4%	3.5%	4.2%	3.0%	1.3%	5.4%	7.5%	4.8%	4.1%	3.2%
Average	\$76,177	\$68,817	\$83,076	\$66,854	\$64,997	\$87,767	\$93,115	\$79,975	\$82,131	\$66,820
Median	\$64,770	\$52,874	\$66,959	\$51,294	\$54,003	\$72,805	\$74,791	\$63,819	\$66,606	\$53,472

Source: 2013 Las Vegas Perspective

*Henderson statistics are derived from the Perspective ZIP Code profiles.

Note: Zip code areas with too few housing units are not reported.

BUSINESS & REAL ESTATE



UNION VILLAGE - ARTIST RENDERING

Business Activity

Business Licenses

As of December 31, 2013, the city had 10,140 active business licenses. The decrease in active business license activity is partially due to the continued implementation of SB110 and the introduction of the multi-jurisdictional business license. The reduction is due to no longer reporting contractor category licenses if they are not physically located in Henderson. Indicators point to a continued healthy business environment. The city issued 2,014 business licenses in 2013; roughly 200 fewer than in 2012.

Active Business Licenses

Year	Business Licenses	Increase	Percent Change
2000	9,536	-	-
2001	10,739	1,203	12.6%
2002	11,518	779	7.3%
2003	12,521	1,003	8.7%
2004	13,520	999	8.0%
2005*	11,228	(2,292)	-17.0%
2006	12,293	1,065	9.5%
2007	13,282	989	8.0%
2008	13,128	(154)	-1.2%
2009	12,928	(200)	-1.5%
2010	12,414	(514)	-4.0%
2011	12,273	(141)	-1.1%
2012**	10,277	(1,996)	-16.3%
2013	10,140	(137)	-1.3%

Source: City of Henderson Business License Division

* SB 218 became effective 7/1/05, and Henderson updated the Municipal Code (HMC 4.04 and 4.05) effective 10/1/05.

** Decline due to implementation of a multi-jurisdictional business license program.

Building Permits

In 2013, a total of 11,326 building permits were issued. This represents a 6 percent increase compared to the previous year. Permit activity that had shifted from new construction to home improvements and remodels is beginning to move back toward new home construction.

Building permits for new single-family homes increased to 1,312 in 2013, a 16 percent increase over 2012 and 267 percent since the low of 491 in 2009. This upward trend is a positive sign of economic recovery.

Building Permit Activity

Year	Total Building Permits	Percent Change	Commercial / Industrial Permits	Percent Change
2000	19,980	6.9%	521	-3.9%
2001	17,612	-11.9%	649	24.6%
2002	16,540	-6.1%	559	-13.9%
2003	18,207	10.1%	626	12.0%
2004	19,710	8.3%	700	11.8%
2005	21,362	8.4%	754	7.7%
2006	16,920	-20.8%	694	-8.0%
2007	14,708	-13.1%	744	7.2%
2008	12,651	-14.0%	513	-31.0%
2009	9,909	-21.7%	353	-31.2%
2010	10,568	6.7%	359	1.7%
2011	9,941	-5.9%	349	-2.8%
2012	10,684	7.5%	403	15.5%
2013	11,326	6.0%	447	10.9%

Source: City of Henderson Building & Fire Safety Department



Assessed Value

Nevada is the only state that 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.

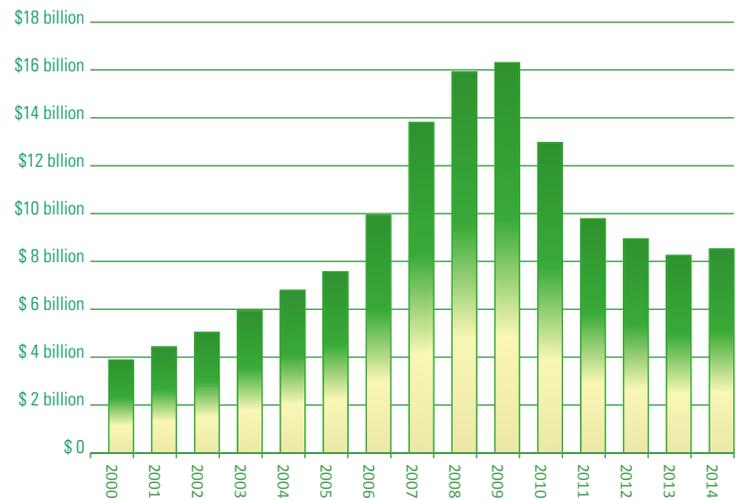


City of Henderson Total Assessed Value

Fiscal Year	Assessed Value	% Change
2000	3,883,331,694	
2001	4,436,462,629	14.2%
2002	5,047,302,333	13.8%
2003	5,937,443,395	17.6%
2004	6,803,230,110	14.6%
2005	7,567,061,928	11.2%
2006	9,934,624,235	31.3%
2007	13,818,632,454	39.1%
2008	15,913,241,892	15.2%
2009	16,308,288,716	2.5%
2010	12,969,946,316	-20.5%
2011	9,784,715,277	-24.6%
2012	8,941,510,959	-8.6%
2013	8,255,600,100	-7.7%
2014	8,514,933,298	3.1%

Source: City of Henderson Annual Budget, Nevada Department of Taxation

Assessed Value



Assessed Valuation Comparison - Southern Nevada Cities

	FY 2012	FY 2013	Change FY12-FY13	% Change	FY 2014 Estimated	Change FY13-FY14	% Change
Henderson	\$ 8,941,510,959	\$ 8,255,600,100	\$ (685,910,859)	-7.7%	\$ 8,514,933,298	\$ 259,333,198	3.1%
Clark County	57,876,696,265	54,193,378,125	(3,683,318,140)	-6.4%	55,218,017,749	1,024,639,624	1.9%
Las Vegas	12,958,012,131	11,926,888,555	(1,031,123,576)	-8.0%	12,251,484,406	324,595,851	2.7%
North Las Vegas	4,434,688,599	3,987,869,401	(446,819,198)	-10.1%	4,068,384,524	80,515,123	2.0%
Boulder City	525,806,003	510,495,001	(15,311,002)	-2.9%	528,726,970	18,231,969	3.6%
Mesquite	560,975,540	518,585,360	(42,390,180)	-7.6%	538,961,318	20,375,958	3.9%

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 of which create job opportunities for our residents. The types of new businesses that can be recruited is dependent upon the availability of marketable land.

A comparison 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.

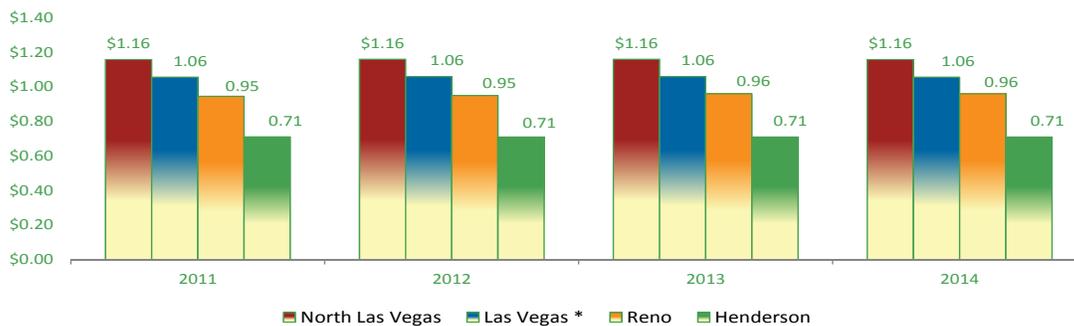
Property Tax Rate Comparison

For Fiscal Year 2014, Henderson’s city property tax rate continues to be \$.71 per \$100 in assessed valuation. Henderson has maintained the same property tax rate for the past 23 years and continues to have one of the lowest rates in the Las Vegas metropolitan area and in Nevada.

Assessed Value Comparison - Land Use



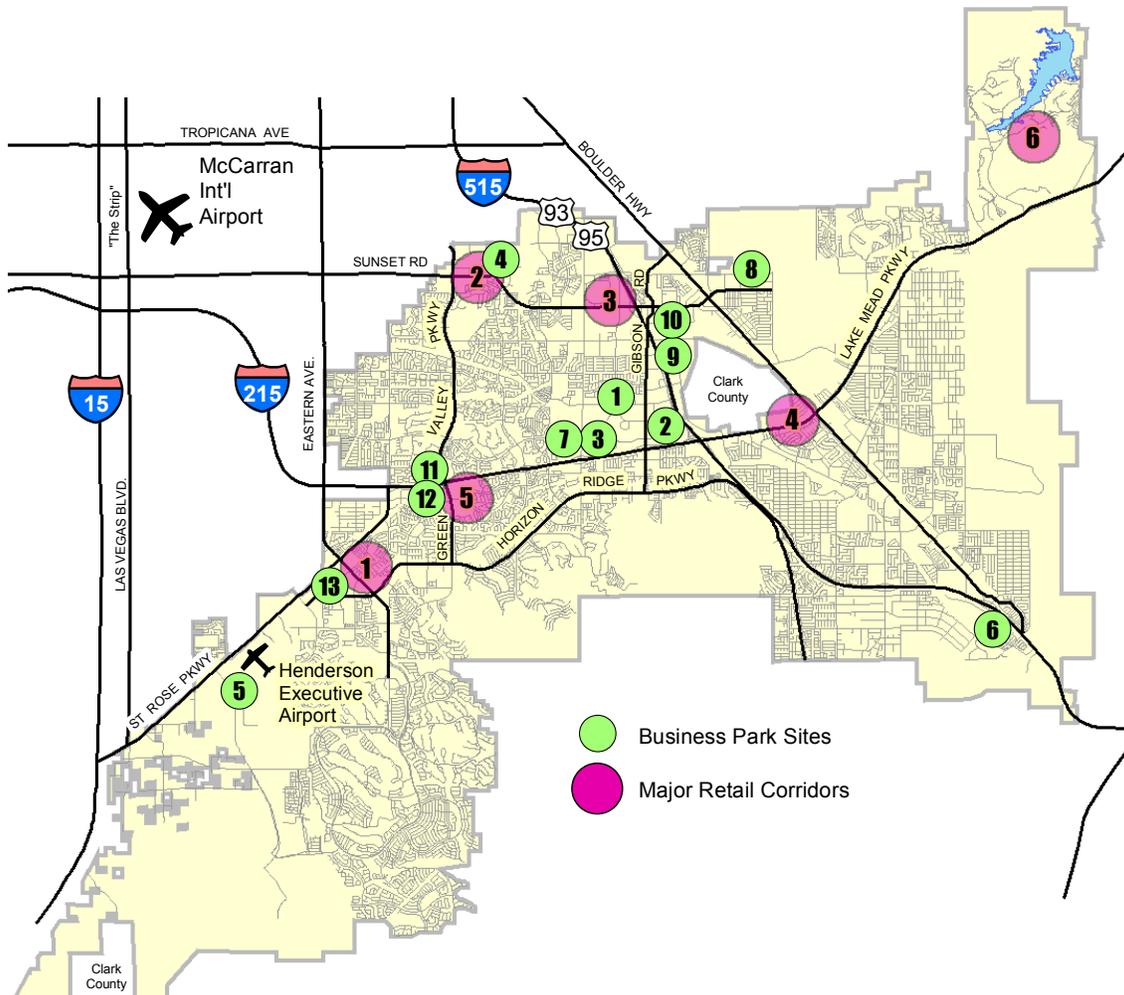
Property Tax Rates - Nevada Cities of Comparable Size



Henderson Major Business Parks/Industrial Centers/Retail Corridors

Business Park/Industrial Center	Major Retail Corridors
1) Gibson Business Park	1) St. Rose Parkway & Eastern
2) Black Mountain Business Park	2) Sunset & Green Valley Parkway
3) Traverse Point Center	3) Galleria Mall Area - Sunset & Stephanie to Warm Springs & Marks
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) Cornerstone	
8) Sunpac Industrial Park	
9) Black Mountain Industrial Center	
10) Henderson Commerce Center	
11) Green Valley Corporate Center	
12) Green Valley Corporate Center South	
13) Siena Office Park	

Source: City of Henderson, Economic Development, December 2013



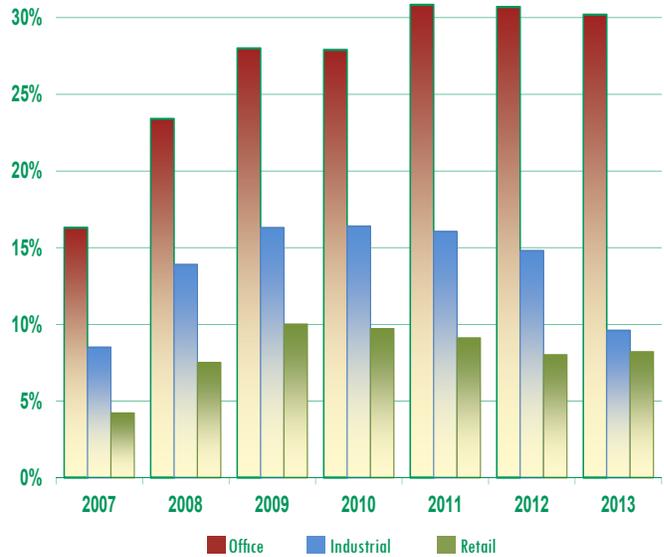
Commercial Real Estate Market Trends

The Henderson commercial market added 58,000 square feet of completions during 2013; most of this in the office sector. The vacancy rate remained steady, despite the increased inventory.

There was no new industrial space added in 2013, but the vacancy rate in that sector fell by over 5 percent indicating a positive trend in the sector.

Both inventory and vacancy rates remained relatively flat in both the office and retail sectors, indicating that some additional square footage added in the previous year has been absorbed, a sign of modest growth in these sectors.

**Commercial Vacancy Rates:
Office, Industrial and Retail**



Commercial Real Estate Supply Considerations / Henderson Market Area

Sector	Existing Supply		Future Supply	
	Total Inventory	Vacant Inventory	Under Construction	Planned
Office	13,451,000	4,064,000	0	473,000
Industrial	11,908,000	1,148,000	70,000	0
Retail	12,987,000	1,061,000	25,000	199,000
Total	38,346,000	6,273,000	95,000	672,000

Source: Applied Analysis

Commercial Real Estate Snapshot / Henderson Market

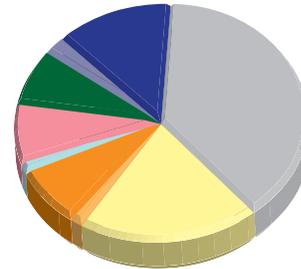
	2007	2008	2009	2010	2011	2012	2013
Office							
Total Square Footage	11,613,000	13,093,000	13,221,000	13,242,000	13,278,000	13,405,000	13,451,000
Vacancy Rate	15.91%	22.98%	27.44%	27.40%	30.84%	30.70%	30.20%
Completions	947,000	1,480,000	128,000	21,000	36,000	128,000	46,000
Net Absorption	540,000	328,000	-487,000	1,000	-372,000	17,000	97,000
Industrial							
Total Square Footage	10,964,000	11,804,000	11,908,000	11,908,000	11,908,000	11,908,000	11,908,000
Vacancy Rate	8.56%	13.86%	16.20%	16.32%	16.05%	14.80%	9.60%
Completions	778,000	833,000	104,000	0	0	0	0
Net Absorption	216,000	143,000	-134,000	-14,000	66,000	400,000	260,000
Retail							
Total Square Footage	12,059,000	12,487,000	12,838,000	12,838,000	12,873,000	12,976,000	12,987,000
Vacancy Rate	4.20%	7.47%	10.01%	9.68%	9.10%	8.00%	8.20%
Completions	957,000	428,000	351,000	0	35,000	103,000	12,000
Net Absorption	795,000	2,000	-2,000	42,000	91,000	237,000	4,000

Source: Applied Analysis

Existing Land Use

Vacant land accounts for 41 percent of the total land within Henderson city boundaries, and future use of this land is illustrated below. Low density residential land use accounts for the majority of the developed land within the City of Henderson (21 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 (8 percent) includes uses such as parks, golf courses, schools, and municipal buildings.

Henderson Existing Land Use by Category

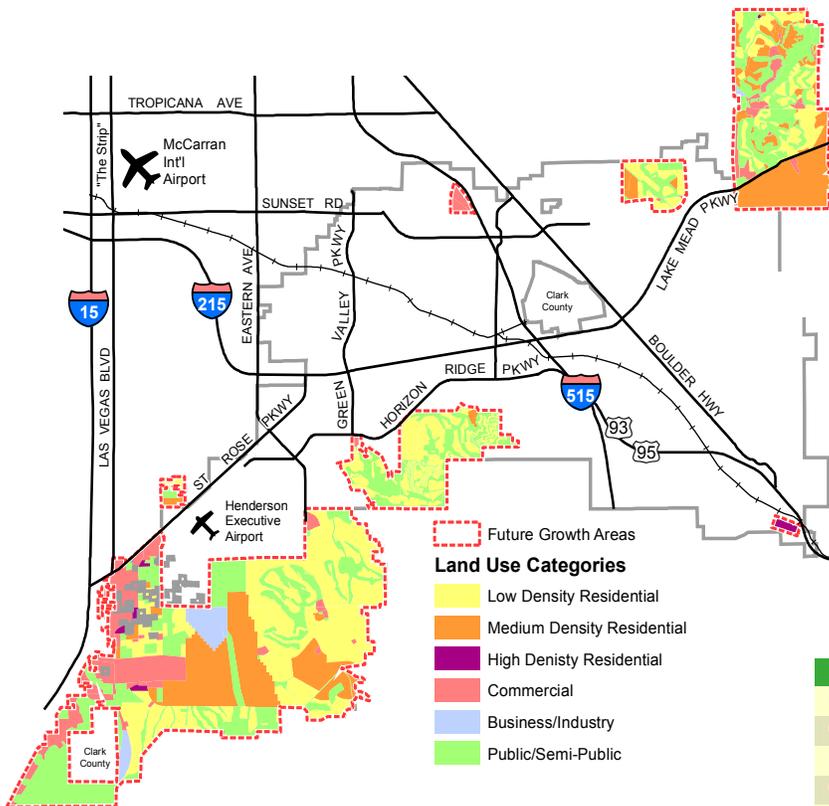


Category	Acres	%
Low Density Residential	14,683	21%
Medium Density Residential	540	1%
Vacant	28,234	41%
Right-of-Way	9,302	14%
Other	1,064	2%
Public/Semi-Public	5,814	8%
Commercial	5,717	8%
Industrial	1,159	2%
High Density Residential	1,932	3%

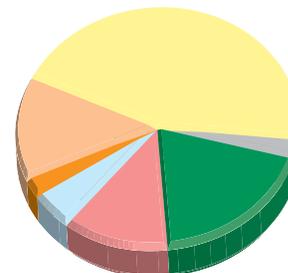
Source: City of Henderson Community Development Dept.

Future Land Use for Vacant Land

In order to ensure that continued growth occurs with attention given to preserving and enhancing the current community, changes to the City of Henderson's Comprehensive Plan (reflected in the numbers below) include all changes adopted by the City Council through December 2013.



Henderson Future Land Use by Category



Category	Acres	%
Unassigned	1,904	3%
Public/Semi-Public	13,413	19%
Commercial	8,732	12%
Industrial	3,449	5%
High Density Residential	1,843	2%
Medium Density Residential	9,636	14%
Low Density Residential	31,521	45%

Source: City of Henderson Community Development Dept.

Henderson's Major 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, regional corporate headquarters for large companies, as well as retail and specialty retail developments are expected to increase the diversity of employment opportunities.

The following table includes private employers with 200 or more employees covered under Nevada Unemployment Insurance laws. Companies are sorted alphabetically within each size category. While many companies on the list represent long-time Henderson businesses, the city's attractive amenities continue to attract jobs in multiple industry sectors.

Henderson's Major Private Employers

Company Trade Name	Industry	Number of Employees
Green Valley Ranch Gaming LLC	Casino Hotels	1500 to 1999 employees
St. Rose Dominican Hospitals - Siena	General Medical and Surgical Hospitals	1500 to 1999 employees
M Resort LLC	Casino Hotels	1000 to 1499 employees
Sunset Station Hotel & Casino	Casino Hotels	1000 to 1499 employees
St. Rose Dominican Hospitals - De Lima	General Medical and Surgical Hospitals	700 to 799 employees
Fiesta Henderson	Casino Hotels	600 to 699 employees
Titanium Metals Corporation	Primary Nonferrous Metal ex. Copper/AL	500 to 599 employees
Zappos.com	Electronic Shopping - (unit #1)	500 to 599 employees
Medco Health LLC	Mail-Order Houses	400 to 499 employees
Unilever Manuf. (Breyers/Good Humor)	Ice Cream & Frozen Dessert Manufacturing	400 to 499 employees
Wal-Mart SuperCenter	Warehouse Clubs and Supercenters	400 to 499 employees
Costco Wholesale Corp	Warehouse Clubs and Supercenters	300 to 399 employees
Credit Acceptance Corp	Sales Financing	300 to 399 employees
Loew's Lake Las Vegas*	Hotels (except Casino Hotels) and motels	300 to 399 employees
Poly-West Inc	Unsupported Plastics Bag Manufacturing	300 to 399 employees
Wal-Mart Stores, Inc.	Discount Department Stores	300 to 399 employees
Zappos.com	Electronic Shopping - (unit #2)	300 to 399 employees
Carmax Auto Superstores Inc	Used Car Dealers	200 to 299 employees
Cashman Equipment Company	Construction Equip Merchant Wholesalers	200 to 299 employees
Delmar Gardens Of Green Valley	Nursing Care Facilities	200 to 299 employees
Findlay Toyota	New Car Dealers	200 to 299 employees
Healthsouth of Henderson	Offices of Specialty Therapists	200 to 299 employees
Henderson Healthcare Center	Nursing Care Facilities	200 to 299 employees
Levi Strauss & Co	Mens/Boys Clothing Merchant Wholesaler	200 to 299 employees
Living Assistance Serve-visits	Services for the Elderly and Disabled	200 to 299 employees
Railroad Pass Casino	Casino Hotels	200 to 299 employees
Republic Silver State Disposal	Solid Waste Collection	200 to 299 employees
Sunrise Carpentry Inc	Residential Framing Contractors	200 to 299 employees
Touro University	Colleges and Universities	200 to 299 employees
Your Vitamins Inc	Pharmaceutical Preparation Manufacturing	200 to 299 employees
Zappos.com	Managing Offices	200 to 299 employees

Source: Nevada's Largest Private Employers, Nevada Department of Employment, Training & Rehabilitation, 2nd Quarter 2013

* previously reported as the Hyatt-Regency



GREEN VALLEY RANCH



Tourism and Visitor 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 30).

In 2013, Henderson hotels and motels generated nearly one million room nights. Reflectively, visitor volume has remained relatively flat over the past three years even as hotel stays have become more affordable, falling slightly to close the rate gap between hotel and motel stays.

Room Nights and Occupancy 2000 - 2013

Year	Room Nights	Visitor Volume	Occupancy			Avg. Daily Rate (ADR)		
			Citywide Average	Hotel	Motel	Citywide Average	Hotel	Motel
2000	446,070	269,192	79%	82%	58%	\$80.36	\$84.01	\$49.94
2001	511,084	316,993	74%	77%	59%	\$87.74	\$92.30	\$61.53
2002	590,668	347,073	77%	79%	67%	\$87.01	\$93.34	\$56.80
2003	652,914	383,648	83%	85%	70%	\$99.31	\$106.09	\$63.05
2004	697,599	409,904	82%	83%	72%	\$118.00	\$126.17	\$71.06
2005	785,713	461,680	81%	82%	73%	\$131.06	\$139.05	\$79.30
2006	791,359	454,823	82%	83%	75%	\$133.79	\$140.84	\$85.57
2007	811,497	476,830	77%	78%	73%	\$139.19	\$148.32	\$112.93
2008	836,321	491,417	72%	74%	66%	\$127.08	\$135.06	\$105.10
2009	845,369	496,733	60%	63%	50%	\$99.87	\$105.80	\$83.55
2010	886,747	521,047	63%	67%	55%	\$85.39	\$93.38	\$68.98
2011	957,029	562,344	64%	66%	60%	\$86.48	\$92.57	\$72.81
2012	987,621	565,880	68%	71%	63%	\$88.47	\$95.20	\$74.00
2013*	957,900	560,810	64%	66%	59%	\$82.36	\$85.61	\$75.37

Source: Henderson Department of Cultural Arts & Tourism

*Estimate



Lake Las Vegas Resorts

Resort, Hotel, and Motel Properties

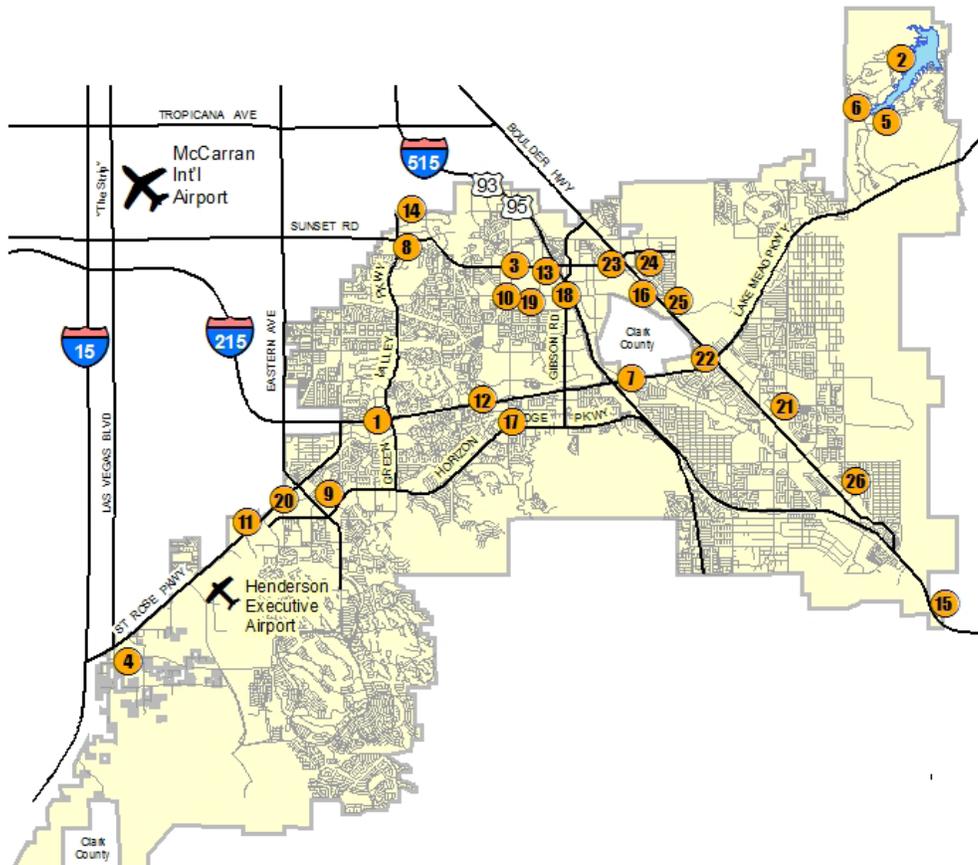
Henderson is a premier destination featuring resorts such as the M Resort, Green Valley Ranch Resort, Hilton Lake Las Vegas, Montelago Village, Ravella at Lake Las Vegas and the Sunset Station Hotel and Casino. The city currently has approximately 4,500 hotel/motel rooms.



Room accommodations may be booked online at visithenderson.com.

Map #	Existing Properties	Room Count
1)	Green Valley Ranch Resort	490
2)	Hilton Lake Las Vegas	465
3)	Sunset Station	457
4)	M Resort	390
5)	MonteLago Village Resort	349
6)	Ravella	349
7)	Fiesta Henderson	224
8)	Courtyard By Marriott	155
9)	Homewood Suites by Hilton - St. Rose	145
10)	Hilton Garden Inn	139
11)	Hampton Inn & Suites - St. Rose	132
12)	Springhill Suites	129
13)	Comfort Inn & Suites	127
14)	Residence Inn	126
15)	Railroad Pass	120
16)	Best Western Plus Henderson	119
17)	Townplace Suites	108
18)	Holiday Inn Express	101
19)	Hampton Inn & Suites - Warm Springs	100
20)	Wingate Inn & Suites	99
21)	Hawthorn Suites by Wyndham	71
22)	Americas Best Value Inn	58
23)	Shady Rest	27
24)	Ingles Motel	26
25)	Outpost Motel	24
26)	Boby Motel	21
Total Number of Hotel Rooms		4,551

Source: Henderson Cultural Arts & Tourism



Business Assistance

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 Programs/Services**
- **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 / Redevelopment

City of Henderson, MSC 512
280 Water Street, City Hall Annex
Henderson, NV 89015
Phone: (702) 267-1650
(Resources and assistance for expanding, relocating, and existing businesses)

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

280 Water Street, City Hall Annex
Henderson, NV 89015
Phone: (702) 979-2183
(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 Water Street, 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 Water Street
Henderson, NV 89015
Phone: (702) 992-7200
(Business incubator, information, assistance, counseling and training for Nevada businesses)

Redevelopment Agency

The City of Henderson Redevelopment Agency, much like other municipal redevelopment agencies, serves as the governing board for government-sponsored development activities within legally created redevelopment area boundaries. The Henderson City Council serves as the Redevelopment Agency's governing board, with assistance from the Redevelopment Agency Advisory Commission and several stakeholders, such as the Water Street District Business Association. The association is comprised of local business and neighborhood leaders, and the Downtown Residential Civic Alliance is comprised of residents.



Why Redevelop?

The City of Henderson has earned national recognition for its quality of life and for the services it provides its residents and businesses. Like other metropolitan areas, however, older neighborhoods, such as the original downtown hub of the city, have declined as development has expanded outward. Redevelopment activity positively impacts the social, economic, and physical infrastructure within older areas or areas damaged by obsolete uses, such as mining and quarrying. Redevelopment projects attract commercial, industrial and residential development back to these areas to stimulate growth and economic vitality, and to improve the quality of life.

What does redevelopment do?

The creation of redevelopment areas, by identifying a legal boundary around areas that meet a variety of blighting characteristics, is a primary tool used by cities and counties across the country to encourage commercial and residential growth in areas that have aged and are currently underdeveloped. Redevelopment activities stimulate revitalization efforts and economic development.

Redevelopment engages the people in redevelopment areas in the process of taking control of their neighborhoods. It also constructs strong relationships between historically diverse groups with individual needs to highlight the impact they can have when they come together with a singular vision and mission to create change. Redevelopment connects its area constituents to city programs and services and creates community partnerships to access additional resources as needed.

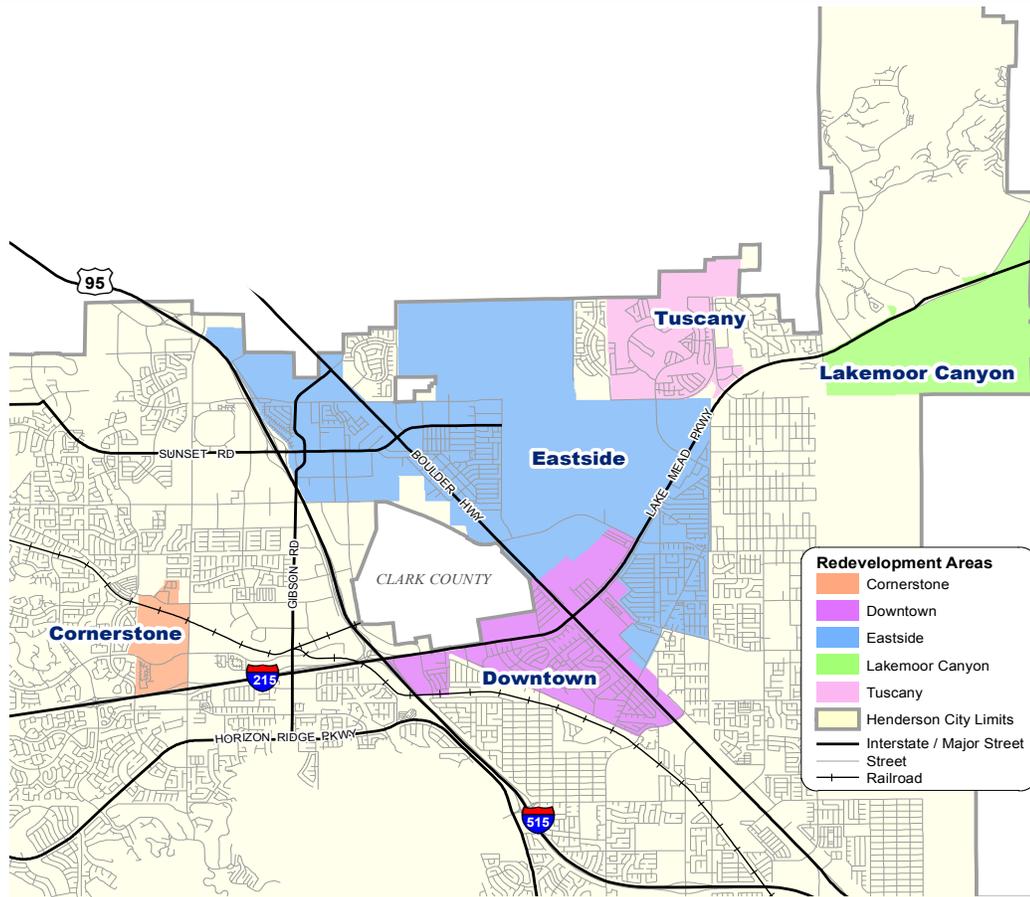
Redevelopment efforts physically enhance and revive the character of business and residential districts, resulting in the creation of vibrant, dynamic communities that continue to thrive decades later.

Redevelopment increases equality for residents by offering opportunities for disadvantaged areas to reinvent themselves through a series of small, meaningful programs and projects. These projects create job opportunities and provide residents the chance to increase their income and better their quality of life.

Why does government get involved? Why can't private enterprise do it alone?

Private investment is crucial to the process of reviving neighborhoods, as public monies are finite. Initial public investment is required to spur private ventures, as it illustrates the city's commitment to the improvement of the area. Using public investment also leverages dollars and often allows the private entity to overcome challenges unique to redevelopment areas (such as aged infrastructure or environmental contamination).





Note: Map is a magnified portion of the City of Henderson intended to show redevelopment areas and not the entire city. Please refer to previous maps within this publication to view the entire city limits.

Henderson’s Five Redevelopment Areas

Downtown: As Henderson’s original business and residential center, this area contains Henderson’s most mature neighborhoods, including the Water Street District (www.waterstreetdistrict.com). Formed in 1995 to revitalize existing businesses and attract new investment, the City has made great strides in rejuvenating the economic viability and the spirit of the area.



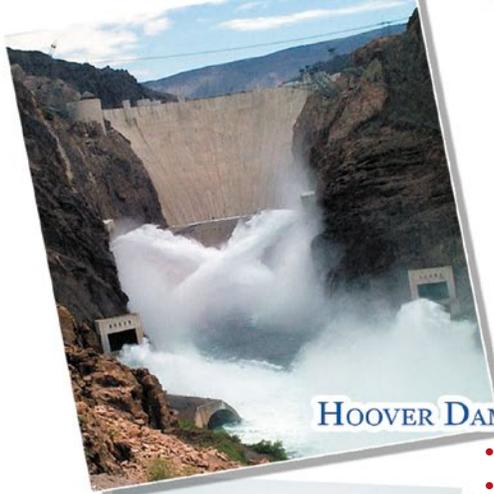
Eastside: Generally bordered along Boulder Highway from Sunset Road at the north to Major Avenue at the south, the 4,500-acre Eastside Redevelopment District can be divided into four distinct neighborhoods: Pittman, Valley View, the East Sunset Industrial Corridor, and the 2,200-acre LandWell project.

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

Tuscany: 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.

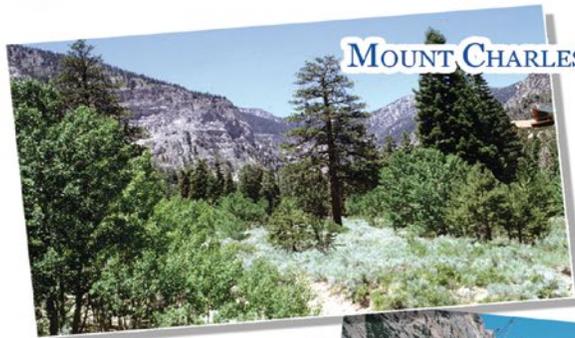
Lakemoor Canyon: A previous manganese mine, this area is located south of Lake Las Vegas, across Lake Mead Parkway and bordering the Lake Mead National Recreation area. Lakemoor, once known as Three Kids Mine, provided the base mineral that drove magnesium production at local manufacturing plants. The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

POINTS OF INTEREST



HOOVER DAM 14 miles

- Tours
- Sight-seeing



MOUNT CHARLESTON 45 miles

- Hiking
- Snow Skiing
- Horseback Riding



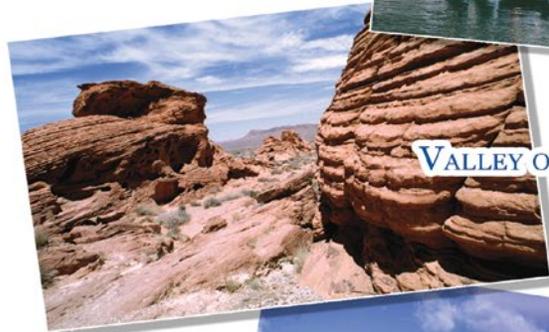
COLORADO RIVER 14 miles

- Fishing
- Rafting
- Canoeing



LAKE MEAD 6 miles

- Fishing
- Swimming
- Paddleboat Cruises



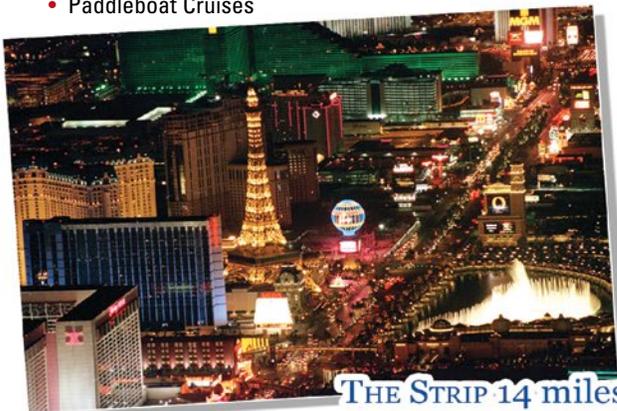
VALLEY OF FIRE 49 miles

- Hiking
- Camping



RED ROCK CANYON 30 miles

- Hiking
- Camping
- Rock Climbing



THE STRIP 14 miles

- Gaming
- Fine Dining
- Entertainment
- Shopping

*All mileage approximate
from City Hall on Water Street.*

ACKNOWLEDGEMENTS

Thank you to the following individuals for their input, assistance, and support in creating this report:

APPLIED ANALYSIS

Jeremy Aguero
Brian Gordon

CLARK COUNTY ASSESSOR'S OFFICE

Patty Bowman

CITY OF HENDERSON

The City of Henderson Economic and Demographic Overview is produced annually by the City of Henderson Finance Department - Budget Division.

City of Henderson
Finance - Budget Division
240 Water Street
P.O. Box 95050

(702) 267-1770

Henderson, NV, 89009-5050

www.cityofhenderson.com

For additional information, please contact the following departments:

Community Development/Building & Fire Safety

(702) 267-1500

Cultural Arts and Tourism

(702) 267-2171

Public Information

(702) 267-2020

Economic Development/Redevelopment

(702) 267-1650

Finance

(702) 267-1700

Information Technology, GIS

(702) 267-4300



A Place To Call Home



Andy Hafen
Mayor



Sam Bateman
Councilman



Debra March
Councilwoman



John F. Marz
Councilman



Gerri Schroder
Councilwoman



Jacob Snow
City Manager



Josh M. Reid
City Attorney



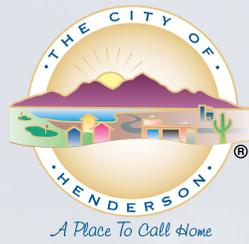
Sabrina Mercadante
City Clerk



Bristol Ellington
Assistant City Manager



Fred Horvath
Assistant City Manager



240 Water Street | P.O. Box 95050
Henderson, Nevada 89009-5050
www.cityofhenderson.com
702.267.2323



Front Cover (l-r): FedEx Ground Distribution Center, Henderson Executive Airport, Harsch Investment Properties

Back Cover (l-r): Union Village Rendering, Henderson City Hall, Cadence - Central Park Rendering

Background: Cadence - Lake Mead Entrance Rendering