

HENDERSON

OPPORTUNITY

ZONES



# HENDERSON

A CULTURE OF OPPORTUNITY

**Debra March**  
Mayor

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**John F. Marz**  
Councilman

---

**Gerri Schroder**  
Councilwoman

---

**Dan K. Shaw**  
Councilman

---

**Dan H. Stewart**  
Councilman

**Richard A. Derrick**  
City Manager/CEO

---

**Bristol S. Ellington**  
Deputy City Manager/COO

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**Stephanie Garcia-Vause**  
Assistant City Manager/CSO

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**Robert Herr**  
Assistant City Manager/CIO

**CITY OF HENDERSON**  
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Henderson, NV 89015  
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## WELCOME TO THE CITY OF HENDERSON!

Our community, businesses and local government work together to create an environment that is supportive of business enterprises and that offers the highest quality of life in the region for families and employees. For those reasons and more, companies and entrepreneurs realize that Henderson is where they should do business. We celebrate local businesses and encourage entrepreneurs and innovators to play a lead role in our community's future.

At a time when Nevada's business-friendly policies remain among the best in the nation, the City of Henderson proactively partners with agencies, local governments, businesses and residents to help industries leverage the assets of the community and state in order to achieve their goals. In addition to our pro-business environment, our prime location in the Las Vegas Valley makes us the central hub of access, entertainment, dining, education, and recreation.

Henderson offers significant benefits for business. As the soon-to-be home of the Las Vegas Raiders' corporate headquarters, our community is poised for growth. Henderson is known for its award-winning parks, trails and recreational opportunities, safe, master-planned communities, high quality of living and desirable neighborhoods, and leads Nevada cities in income per capita and educational attainment levels of its residents. We are minutes away from McCarran International Airport, Interstate 15, the new Interstate 11 and the Las Vegas Strip. Moreover, our city offers a culture of opportunity; a place where individuals and businesses can pursue prosperity unfettered by income taxes or confusing, time-consuming permit processes.

Access to high-quality education is critical to supporting Henderson's continued economic development and ability to attract the best available talent. City leaders are committed to developing and furthering initiatives that support quality public education and a positive learning environment. Since 2015, the city has given grants of over \$3.3 million to our Henderson public schools using redevelopment area set-aside funds. The city is dedicated to creating a learning environment for all Henderson students that supports our strategic business development activities and contributes to the long-term stability and prosperity of the city.

Our Opportunity Zones are centrally located in key focus areas for the city's education and workforce development efforts and for redevelopment and revitalization of core areas in Downtown Henderson and the Lake Mead Parkway and Boulder Highway Corridors. These Opportunity Zones are highly promising areas for investment and for attracting a greater number of people to the area with a greater number and diversity of events, services, restaurants and entertainment.

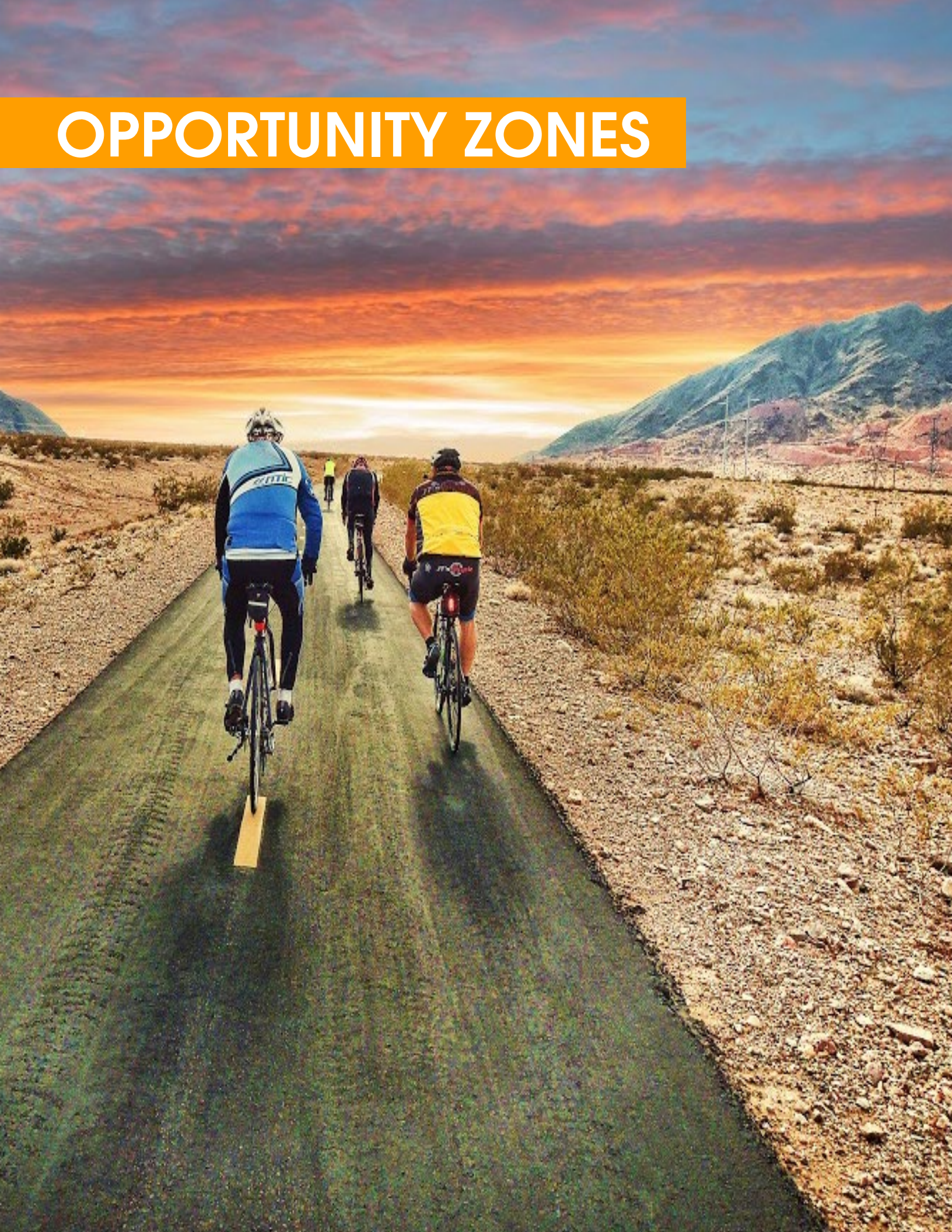
With our vibrant local economy, outstanding industrial market opportunities, room for growth and dynamic new master-planned communities in mind, we think it's time for you to take a closer look at Henderson as the new frontier to relocate or build your business.

Sincerely,

A handwritten signature in black ink that reads "Debra March". The signature is fluid and cursive, written in a professional style.

Mayor Debra March  
City of Henderson

# OPPORTUNITY ZONES



## OPPORTUNITY ZONES

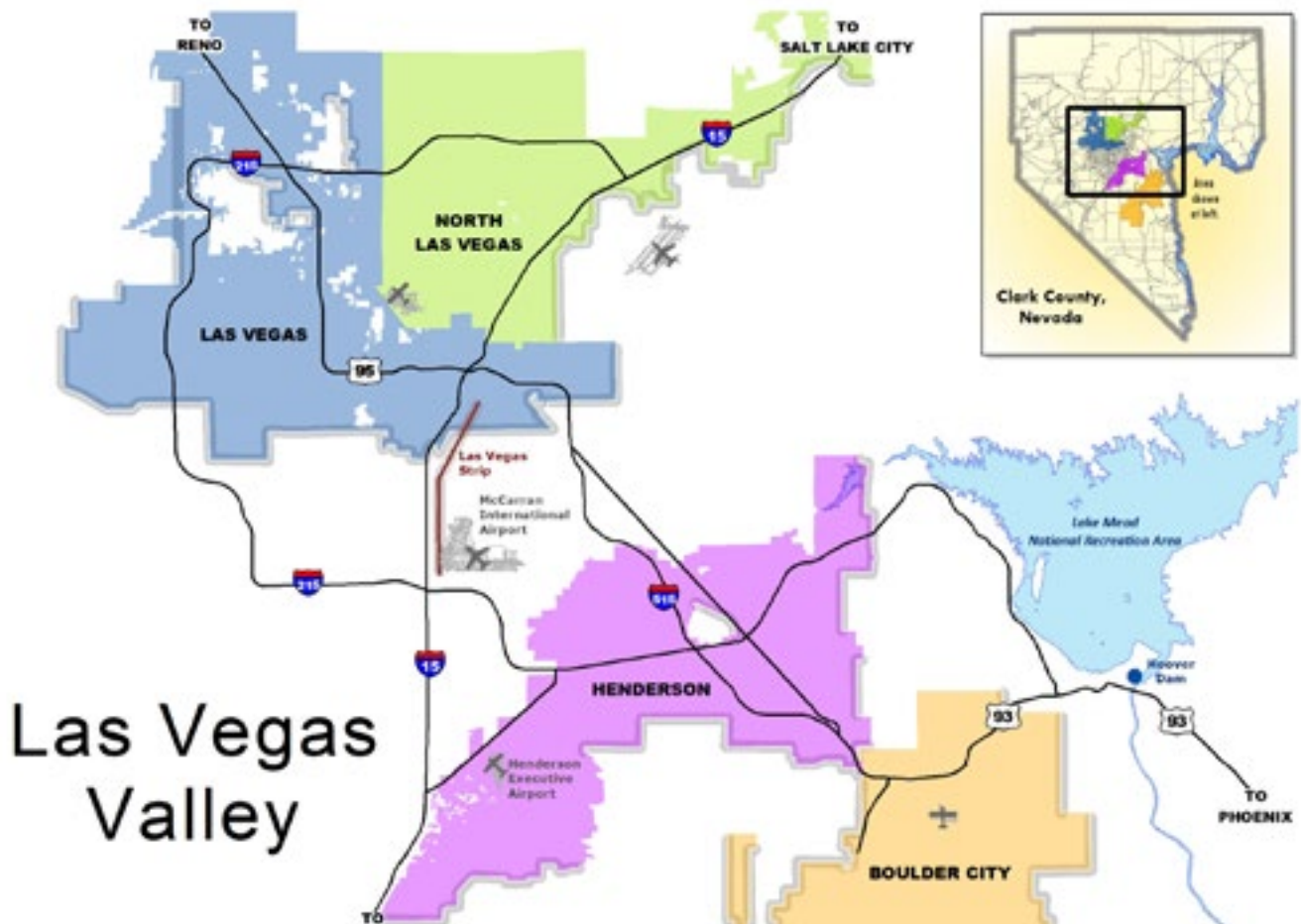
The City of Henderson is in the southeast portion of the Las Vegas Valley and is the second largest municipality in the state of Nevada with an estimated 2018 population exceeding 314,000 residents. Money magazine has named Henderson as one of the 50 Best Places to Live in America and the community has consistently been ranked among America's Safest Cities.

Henderson residents and businesses love their city and consider it a great place to live, learn, work and play. Henderson is home to a committed citizenry that values quality of life, good schools, strong neighborhoods, economic opportunity and safe roads and transit options. People and companies are coming home to Henderson, a progressive city with traditional values.

In 2018, Nevada Governor Brian Sandoval designated four Opportunity Zones that includes the City's historic downtown core and the Lake Mead and Boulder Highway corridors. Known locally as the Water Street District, Downtown Henderson is located in the officially designated

Downtown Redevelopment Area and is home to City Hall, the Henderson Justice Facility, Henderson Convention Center, and Downtown Recreation Center. The Lake Mead and Boulder Highway corridors both serve as inviting gateways into Downtown Henderson and this confluence of thoroughfares is evolving into an increasingly vibrant hub with growing clusters of commercial activity and walkable complete streets.

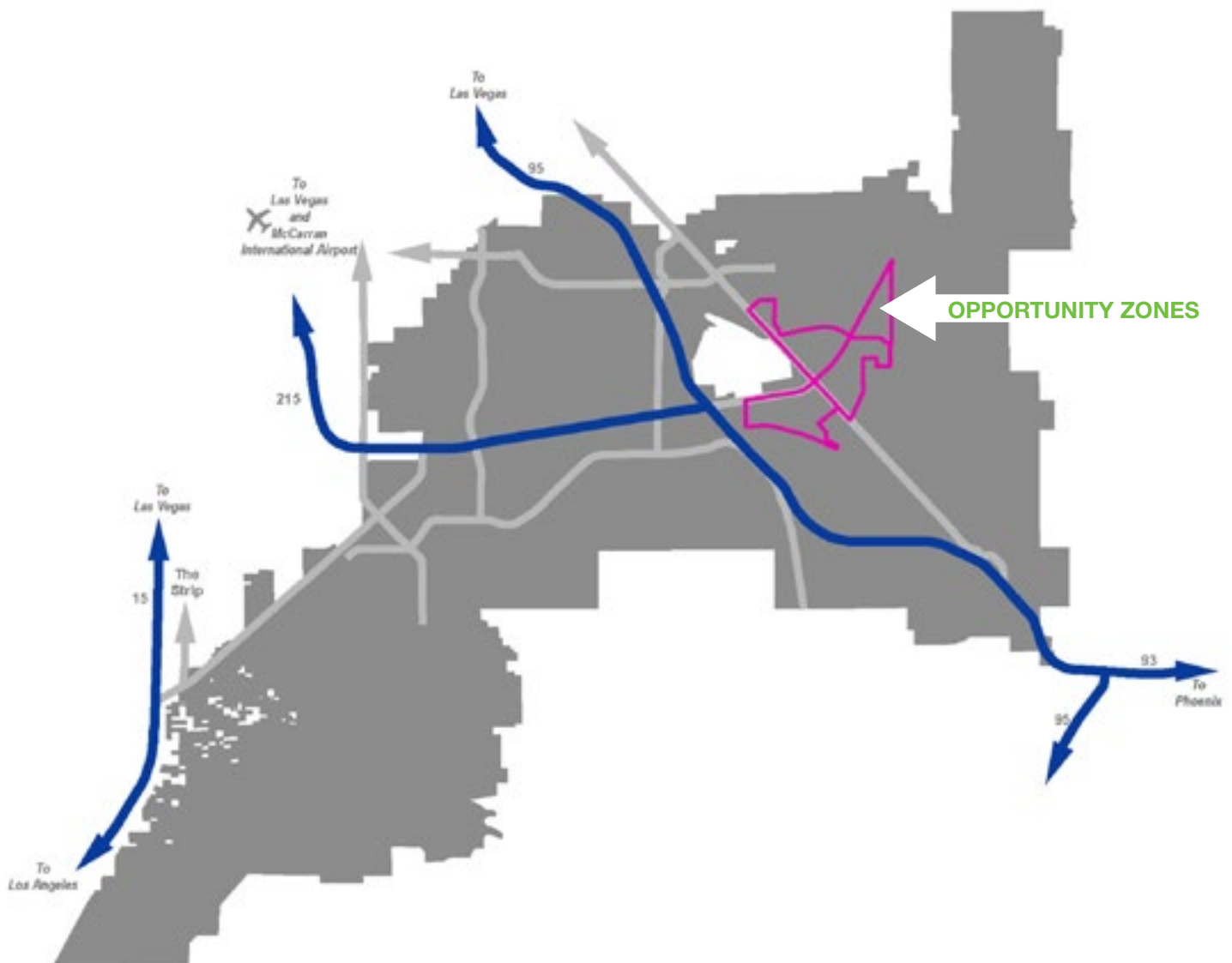
The historic heart of Henderson was originally developed to support war time manufacturing efforts at the nearby magnesium plants during World War II. The residential neighborhoods surrounding the Water Street District include many compact single-story homes that were constructed in the 1940's to house workers and their families. The demographics of downtown Henderson reflect the area's age and available housing and are comparable to what one will find in other designated opportunity zones across the nation when it comes to income and education levels and poverty rates.



The four designated Opportunity Zones overlap with our Downtown and Eastside Redevelopment Areas, and are a focal point for the City's education, workforce development, redevelopment and reinvestment efforts. Renewed development is already taking shape in and around our Opportunity Zones with new businesses such as TSK Architects, Public Works Coffee Shop, Lovelady Brewery, and Juan's Flaming Fajitas restaurant locating on Water Street. Just to the east of our Opportunity Zones, the Cadence Master Plan development is projected to include more than 13,000 homes and 1.1 million square feet of commercial space to the area once fully developed.

Located at the intersection of two major arterial roads with direct access to Interstate 515, the 215 Beltway and to Interstate 15, and less than a 20 minute drive from McCarran International Airport, Henderson's Opportunity Zones are well positioned for new investment. The Mayor and City Council actively support revitalization efforts in this area as evidenced by the tens of millions of public dollars that have been spent to improve existing public infrastructure and to prepare the area for private investment.

We welcome you to our community and we hope that you will become part of our vision of making Henderson America's Premier Community.



## OPPORTUNITY ZONES

Created by the 2017 tax reform law, Opportunity Zones are a new program to spur investment in distressed communities by providing tax benefits to investors. Taxpayers selling appreciated assets may roll their capital gains into a Qualified Opportunity Fund that invests in a zone. Proponents of the program point out that there is a \$6 trillion pool of appreciated assets that could be unlocked by these Opportunity Zones nationwide.

The program provides two benefits. First, the capital gains taxes that would normally be due on the initial assets invested into a fund are deferred until December 31, 2026. Second, investments in the fund that are held long-term get to permanently exclude a portion of any subsequent gain: ten

percent of the gain is excluded if held for longer than 5 years, fifteen percent is excluded if held for more than 7 years, and one hundred percent of the gain is excluded if held for more than 10 years.

Unlike the New Markets Tax Credit and Low-Income Housing Credits, the tax benefits from Opportunity Zones are uncapped. That is, there is no specific federal allotment of tax benefits that cannot be exceeded by the taxpayer. And unlike a Like-kind Exchange, which requires a rollover of one hundred percent of the proceeds of the original investment to get the full benefit of tax deferral, taxpayers only invest their gains into an Opportunity Fund.

## TAX INCENTIVE BENEFITS FROM AN OPPORTUNITY ZONE:

### 1. Temporary Deferral of Capital Gain

- Applies to any capital gain from the sale or exchange of any property to an unrelated person
- \$6 trillion of potential eligible capital

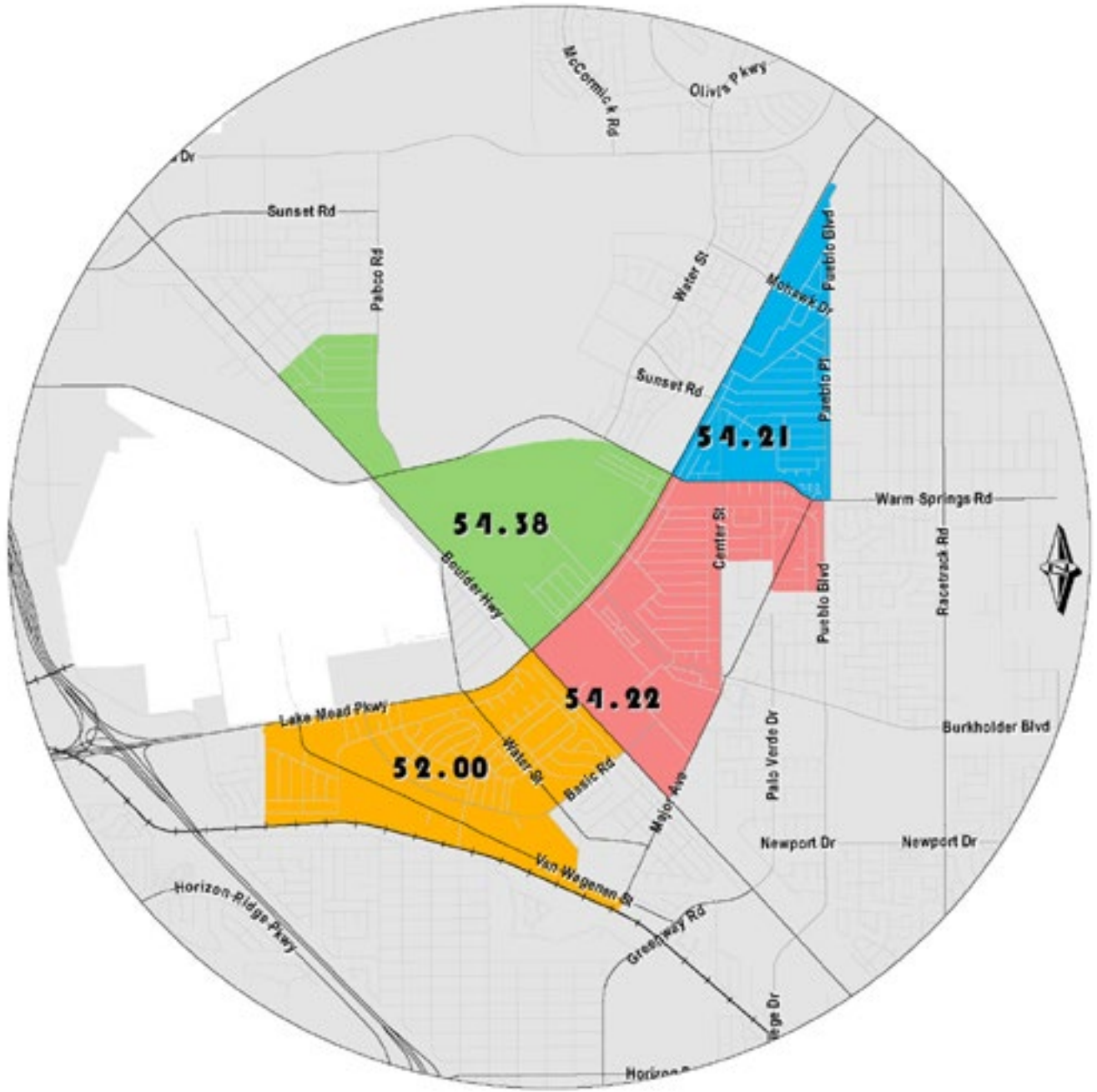
### 2. Partial reduction of Deferred Gain

- Income Tax is still paid on a large portion of the deferred gain

### 3. Forgiveness of Additional Gain

- Applies to the appreciation in the investment





**Opportunity Zone 1 | Census Tract 52.00**

**Opportunity Zone 2 | Census Tract 54.22**

**Opportunity Zone 3 | Census Tract 54.38**

**Opportunity Zone 4 | Census Tract 54.21**

Opportunity Zone Tracts	4
City of Henderson Tracts	68
% of All Tracts	6%
Opportunity Zone Population	14,524
City Population	277,829
% of City Population	5%

Source: U.S. Census Bureau

OPPORTUNITY ZONE 1 | CENSUS TRACT 52.00





OPPORTUNITY ZONE 2 | CENSUS TRACT 54.22

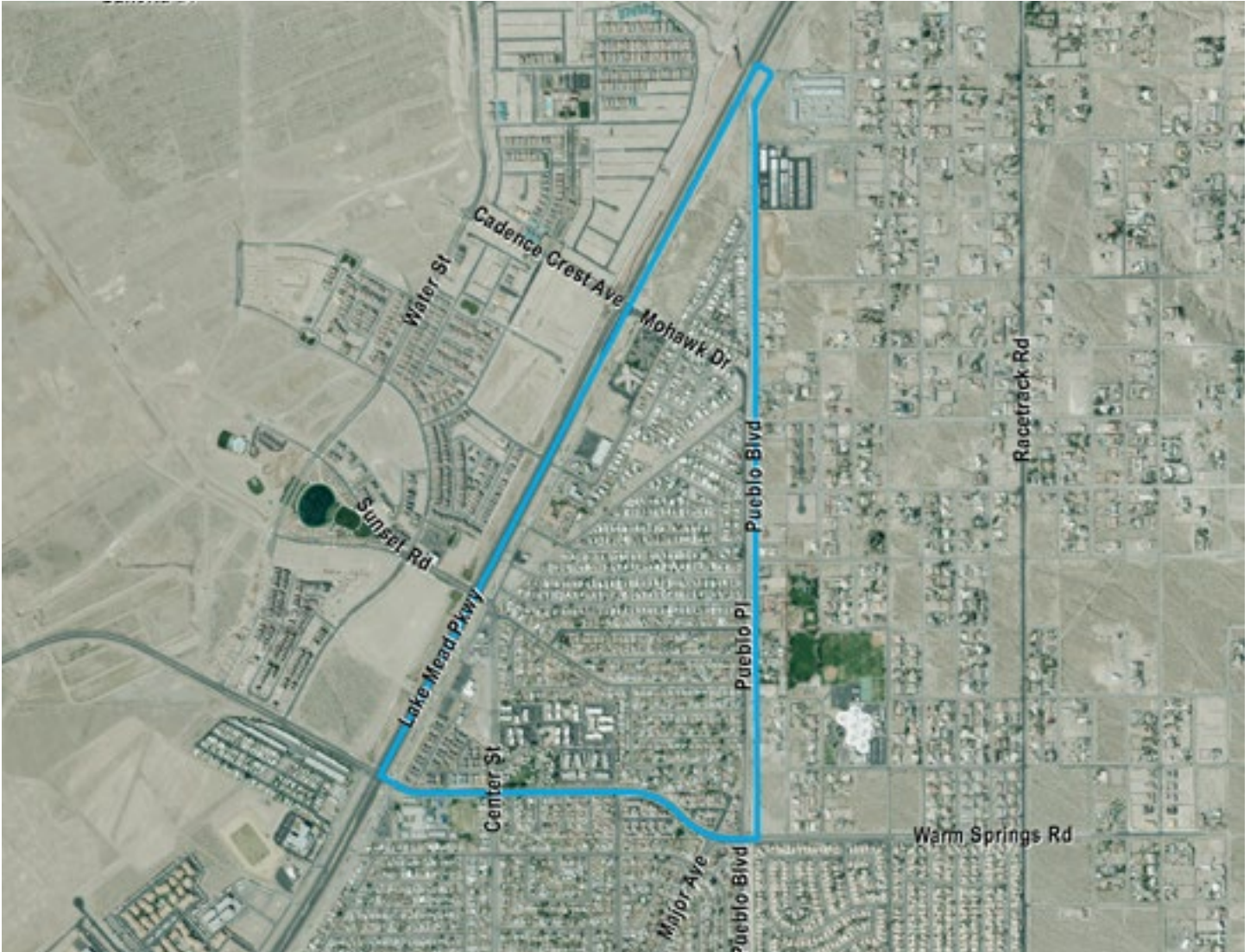








OPPORTUNITY ZONE 4 | CENSUS TRACT 54.21







# HISTORY



## HISTORY OF HENDERSON

Almost half a century ago during a visit to Southern Nevada, President John F. Kennedy predicted that the then fledgling City of Henderson was a “city of destiny;” Little could he have known just how accurate a prediction he would have made.

Henderson was actually “born in America’s defense” ten years prior to its incorporation during World War II with the building of the Basic Magnesium Plant. The plant supplied the US War Department with magnesium for munitions and airplane parts. Former Mayor Jim Gibson’s (1997-2009) own grandfather, Fred Gibson, was one of the original engineers sent to Great Britain to learn the secret of creating the “miracle metal” which would eventually help the United States and the allies win the war.

However, in 1947, magnesium production was no longer necessary for defense and most of the 14,000 BMI employees moved away. Enrollment in the school system was reduced by two thirds and well over half the town site houses, built to house plant workers, went vacant. In 1947

the United States War Asset Administration actually offered Henderson for sale as war surplus property.

In an effort to save the city, the Nevada Legislature spent a weekend visiting Henderson evaluating the possibility of state administration of Basic Magnesium. Within days of the visit, the legislators unanimously approved a bill giving the Colorado River Commission of Nevada the authority to purchase the industrial plants. Governor Vail Pittman signed the Bill on March 27, 1947, helping save Henderson from becoming war surplus property.

With the help of local industry, the City of Henderson, Nevada, was officially incorporated on April 16, 1953. On May 23, 1953, Henderson, with its population of 7,410, elected Dr. Jim French as the town’s first Mayor. Originally about 13 square miles in size, the City quickly began to grow and flourish. Today, the City of Henderson has grown to more than 103 square miles and is the second largest city in Nevada with a population of over 314,000.



Henderson is often referred to as having small town values with big city efficiencies. The city's official slogan "Henderson-a Place to Call Home" reflects a community that enjoys small town values while benefiting from big city efficiencies.

An increasing number of major shopping malls, movie theater complexes, restaurants and casino resorts offer residents a variety of choices for leisure time. The City also boasts the largest recreational facility – the Multigenerational Center and Aquatics Complex – in Nevada as well as Nevada's only scenic Bird Preserve. The City supports a variety of other cultural events as well, many of which are held at the outdoor amphitheater, the largest one of its kind in Nevada.

Henderson is also located just a few miles from McCarran International Airport, and the Henderson Executive Airport,

recently acquired by Clark County, has completed major renovations and serves as a reliever airport to McCarran. With the completion of I-215 into Henderson, the City is more accessible than ever.

Of all the cities within Clark County, Henderson has perhaps the brightest future for Southern Nevada. Master-planned residential areas, progressive business development, new roads and public works projects, outstanding parks and recreation facilities and schools serve to make Henderson, Nevada one of the nation's most dynamic communities, preserving President Kennedy's "city of destiny" vision so many years ago and laying the foundation for 50 more years as one of the nation's best and brightest stars.



# DISCOVER HENDERSON



## HENDERSON IS PRO-BUSINESS

Henderson's economy – represented by a diversified group of industries – continues to benefit from its location inside Nevada (considered by Chief Executive Magazine among the top 10 states in which to do business) as well as inclusion in the Las Vegas metropolitan area.

Predominant business sectors in Henderson include: finance, insurance and real estate firms, retail, education, health and social services. Some of the nation's best-known names in business have established facilities in Henderson – including Turano Bakery, Kroger, Unilever, Barclaycard, Levi Strauss and Ocean Spray – as their leaders have recognized the pro-business environment Henderson offers. Premier hotel properties, such as Westin Lake Las Vegas Resort, and Green Valley Ranch Resort, also add to the business mix in Henderson.

Additional business climate acclaim for Nevada, the Las Vegas metropolitan area and Henderson include the following:

- The 2017 Kosmont-Rose Cost of Doing Business Survey rated Henderson as a “Very Low Cost City,” analyzing six types of taxes including business license levies, property tax, sales tax and utility taxes in more than 300 cities nationwide.
- The Tax Foundation (2015 data), indicates Nevada still among top 10 states
- CEO Magazine ranks Nevada among top 10 states.
- Consistently ranked among America's Safest Cities.



## TAX-FRIENDLY

Nevada's tax environment (including no state corporate or personal income tax) makes it continually one of the most-business friendly states in the nation.

## LOCATION

Henderson is a dominant logistic hub for business in the Southwest, conveniently located between five major markets (Los Angeles, Phoenix, Salt Lake City, San Diego and San Francisco).

## LIFESTYLE

Known for its master-planned communities and high-quality of living, Henderson leads Nevada cities in income per capita and education levels of its residents. It was also named one of America's Safest Cities by Money magazine. In addition, Henderson is just 15 minutes from the Las Vegas Strip and 10 minutes from McCarran International Airport, the nation's seventh busiest airport.

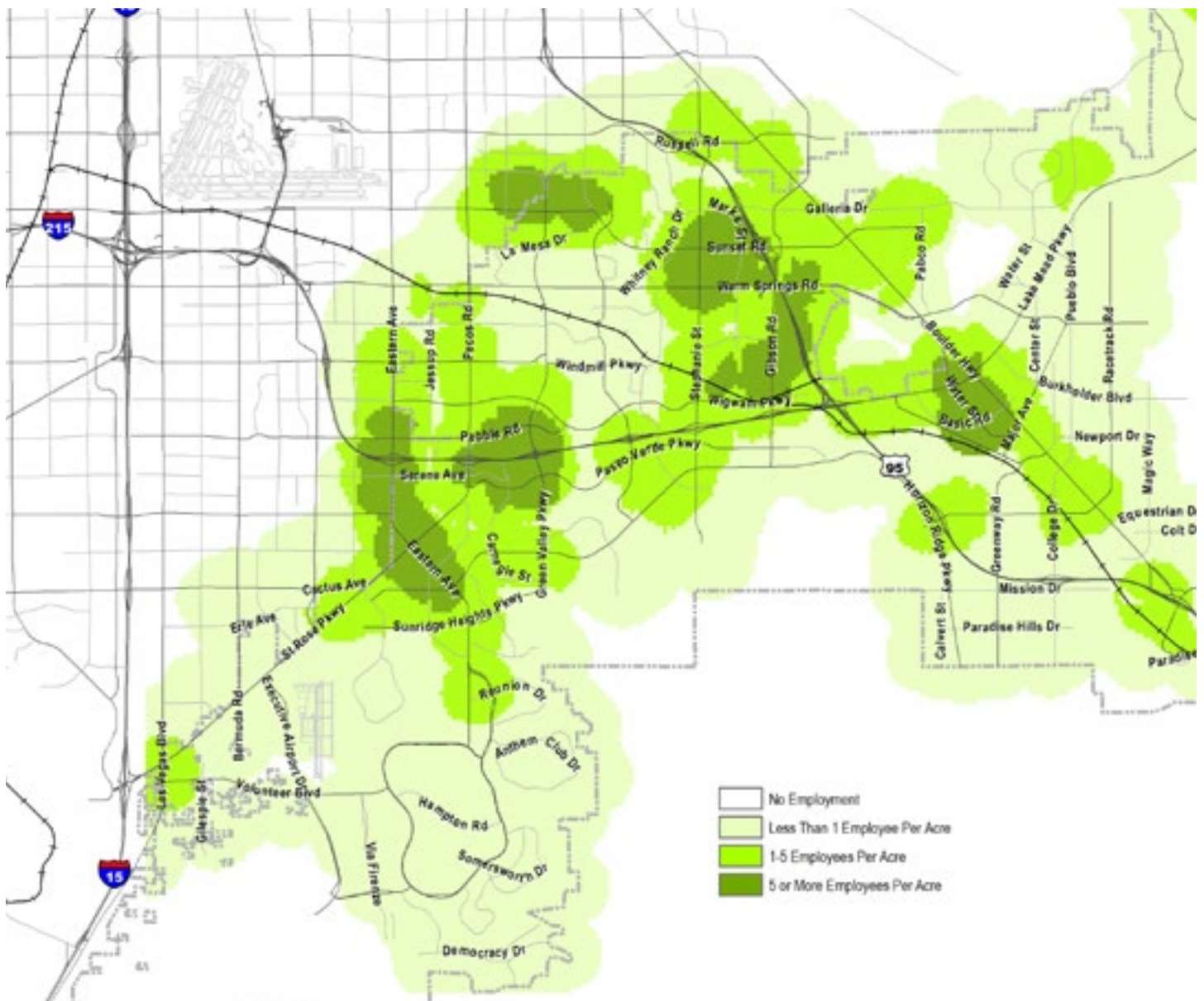


## WORKFORCE/LABOR SHED

With thousands of people moving into the Las Vegas valley over the past decade, Southern Nevada's economy continues to grow and diversify. It is estimated that nearly fifteen percent of new residents come to the area already possessing professional, management or technical skills. A population of over one million people lives within a 25-minute commute of Henderson-area business parks

allowing the opportunity for Henderson-based business to attract employees for all positions and skill levels.

The largest age groups for Henderson are 25-54 year-olds, representing forty percent of the city's population (2008-2016 US Census Bureau ACS). This indicates Henderson is attracting a high percentage of workforce-age population.





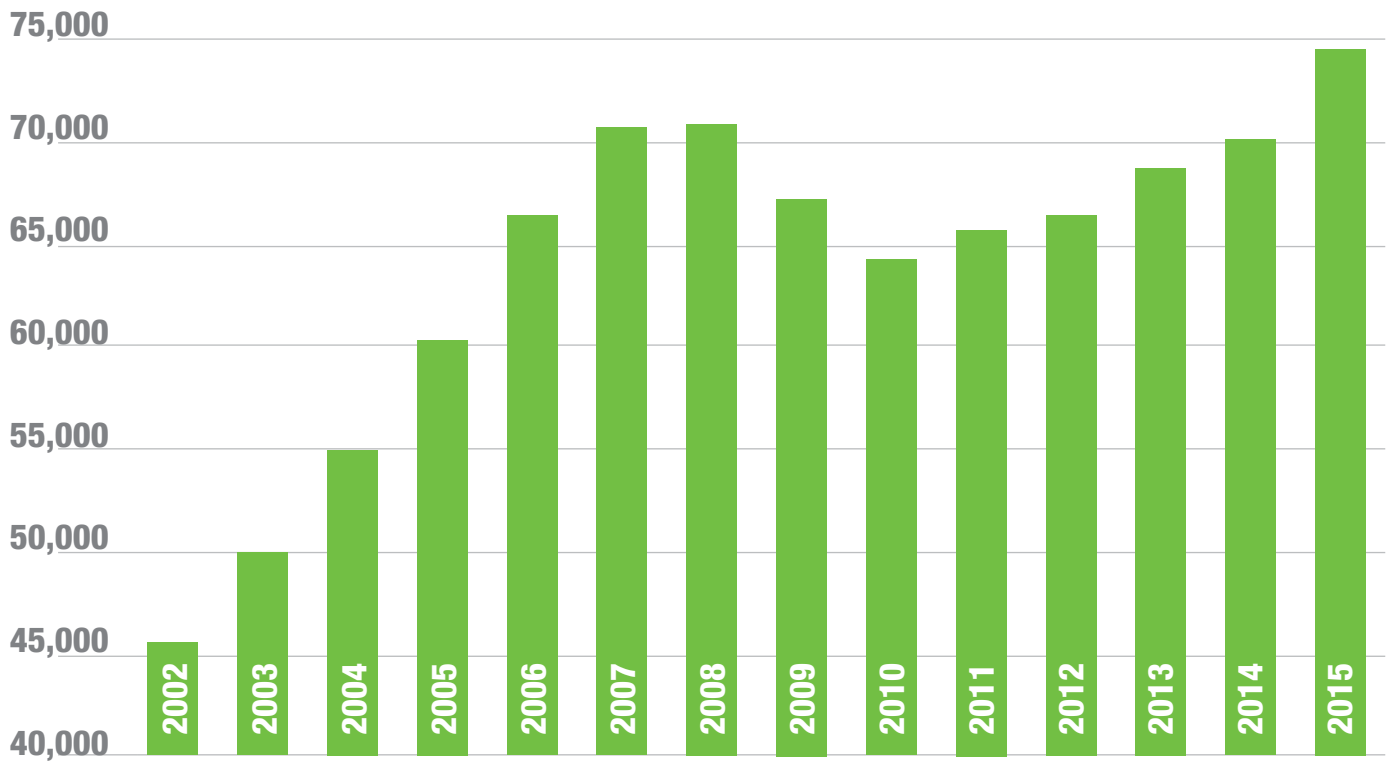
## TOTAL LABOR MARKET CONTINUES TO SHINE

The Las Vegas region is home to a growing labor force approaching one million workers.

While the local economy has strong roots in leisure and hospitality industries, sectors such as education and health services, finance, manufacturing and professional business services have accounted for thousands of new jobs in recent years.

As of January 2018 the seasonally adjusted jobless rate for Nevada was 4.9 percent, higher than the national average of 4.0 percent for the same reporting period. In addition, the Las Vegas-Paradise MSA unemployment rate was 5.4 percent in January 2018. Mean and median occupational wages for hundreds of occupations within the region are available through the Nevada Department of Employment, Training and Rehabilitation.

### EMPLOYMENT GROWTH

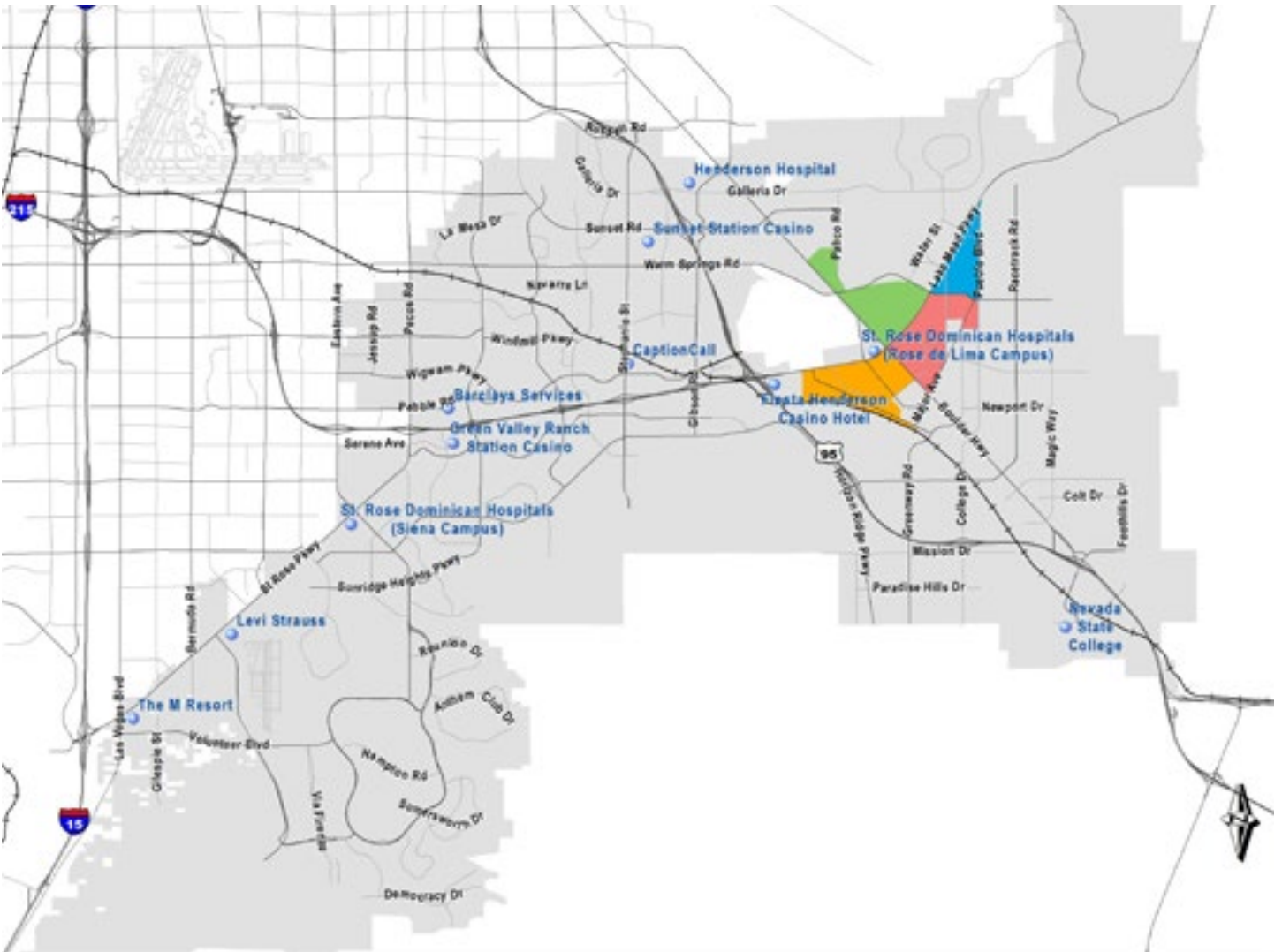


Source: U.S. Census Bureau

## LARGEST NON-GOVERNMENT EMPLOYERS

Employers	Type of Business	Approximate Employment
St. Rose Dominican Hospitals - Siena Campus	Healthcare	2300
Green Valley Ranch Station Casino	Gaming	1800
Sunset Station Casino	Gaming	1300
Barclays Services	Finance	1300
The M Resort	Gaming	1300
St. Rose Dominican Hospitals - Rose de Lima Campus	Healthcare	700
Fiesta Henderson Casino Hotel	Gaming	700
Henderson Hospital	Healthcare	600
CaptionCall	Telecommunications	600
Levi Strauss	Wholesale Trade	500
Nevada State College	Education	500

Source: Nevada Department of Employment Training and Rehabilitation



## CITY EMPLOYMENT PROFILE

Industry Sector	2015 Primary Jobs	2015 Share	2002 Primary Jobs	2002 Share	Difference In Share
Retail Trade	13,031	17.5%	8,492	18.8%	-1.3%
Accommodation and Food Services	12,258	16.5%	8,444	18.7%	-2.2%
Health Care and Social Assistance	9,705	13.0%	4,394	9.7%	3.3%
Construction	5,247	7.0%	3,981	8.8%	-1.8%
Finance and Insurance	4,439	6.0%	2,129	4.7%	1.3%
Administration & Support, Waste Management and Remediation	4,222	5.7%	1,733	3.8%	1.9%
Manufacturing	3,989	5.4%	3,457	7.6%	-2.2%
Professional, Scientific, and Technical Services	3,935	5.3%	1,877	4.2%	1.1%
Public Administration	3,421	4.6%	2,482	5.5%	-0.9%
Arts, Entertainment, and Recreation	2,590	3.5%	2,961	6.6%	-3.1%
Wholesale Trade	2,532	3.4%	1,036	2.3%	1.1%
Other Services (excluding Public Administration)	2,482	3.3%	1,208	2.7%	0.6%
Educational Services	1,830	2.5%	374	0.8%	1.7%
Real Estate and Rental and Leasing	1,475	2.0%	958	2.1%	-0.1%
Other	3,324	4.3%	1,666	3.7%	0.6%

Source: U.S. Census Bureau



9 Middle  
Schools

26 Elementary  
Schools

9 High  
Schools

20+ Private  
& Charter  
Schools



CAESAR J. CAVIGLIA

4 Area  
Libraries

20 Private &  
Technical  
Colleges

3 Public  
Colleges

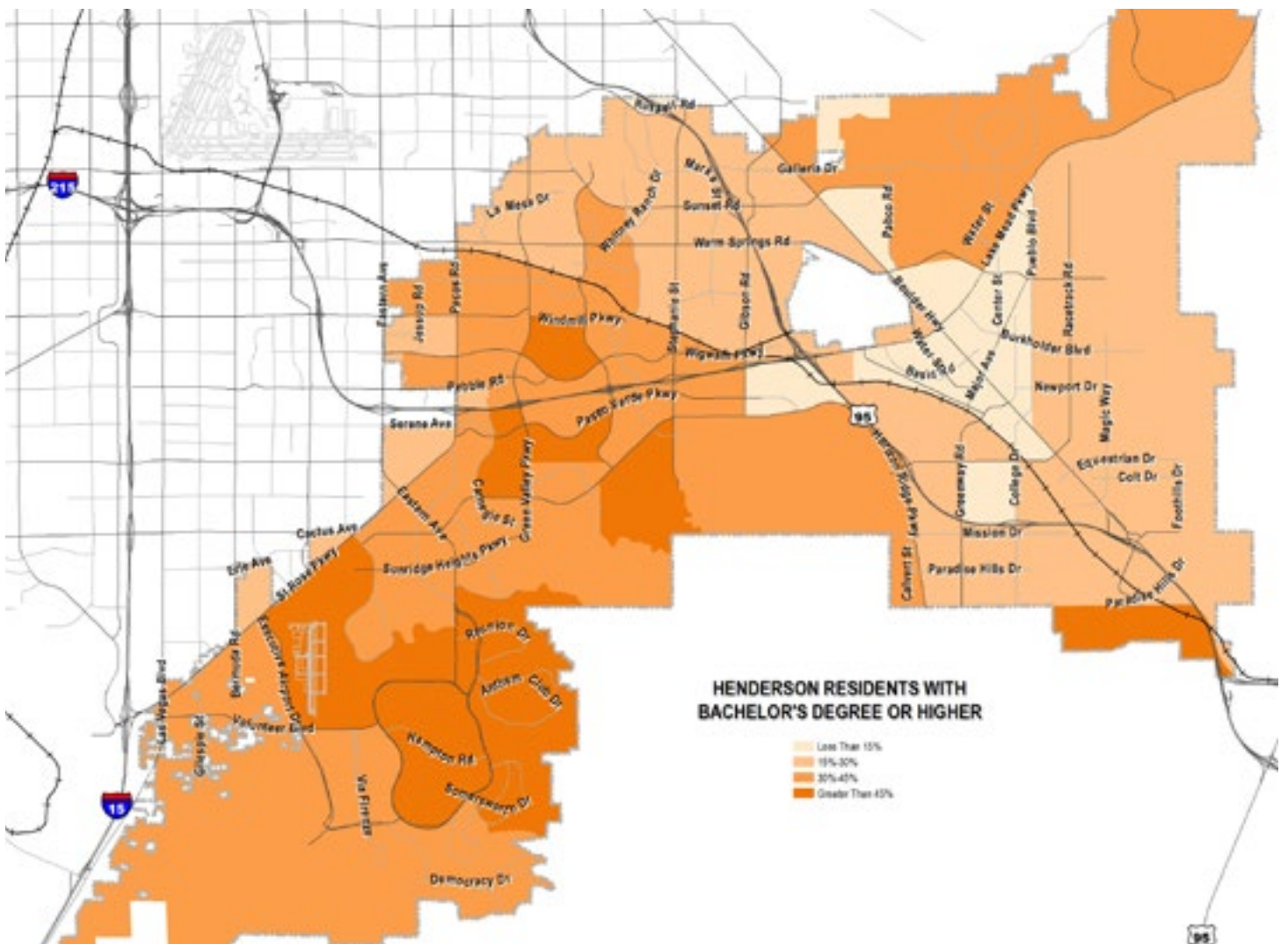


## HENDERSON EMERGES AS A HUB FOR HIGHER EDUCATIONAL PROVIDERS

Demand for highly-trained technical and professional staff is critical to employee recruitment and retention. The City of Henderson has emerged as a hub for higher educational institutions which provides employers an excellent opportunity to attract and develop key staff.

Twelve higher education institutions have established themselves in Henderson. The City of Henderson has proactively attracted these universities/colleges in an effort to meet the needs of future workforces. These institutions – as well as the emergence of the University of Nevada, Las Vegas (UNLV) as a leading research institution – are contributing to the community’s skilled workforce.

The development of this education cluster is leading to the collaboration of the institutions working with representatives of respective industries – benefiting both the businesses and institutions. For example, through involvement in the Las Vegas HEALS, Nevada State College at Henderson, Touro University and Roseman University of Health Sciences have all developed strategic alliances with health care businesses in the market.



## EDUCATION PROFICIENCY

	5th Grade Reading Proficiency	7th Grade Reading Proficiency	5th Grade Math Proficiency	7th Grade Math Proficiency	Graduation Rate
Approximate National Average	50%	51%	37%	39%	84%
Clark County	51%	48%	33%	28%	75%
Henderson	68%	61%	50%	42%	86%

Source: Henderson Community Education Advisory Board

## SOCIAL AND ECONOMIC OVERVIEW | METRO, CITY, OPPORTUNITY ZONES

	Black	Hispanic	Foreign Born	Median Household Income	% Educational Attainment Bachelors Degree or Higher	% Educational Attainment HS Degree or Higher	% No High School Degree	% Under 18	% Over 65	Unemployment Rate
MSA	11%	30%	22%	\$ 56,629	22.8%	84.9%	15.1%	23.9%	13.3%	9.6%
City	6%	16%	12%	\$ 64,277	31.1%	92.7%	7.3%	21.6%	17.8%	8.6%
Zones	11%	23%	8%	\$ 34,135	10.6%	79.1%	20.9%	21.9%	15.6%	19.9%

Source: U.S. Census Bureau



# REDEVELOPMENT IN HENDERSON



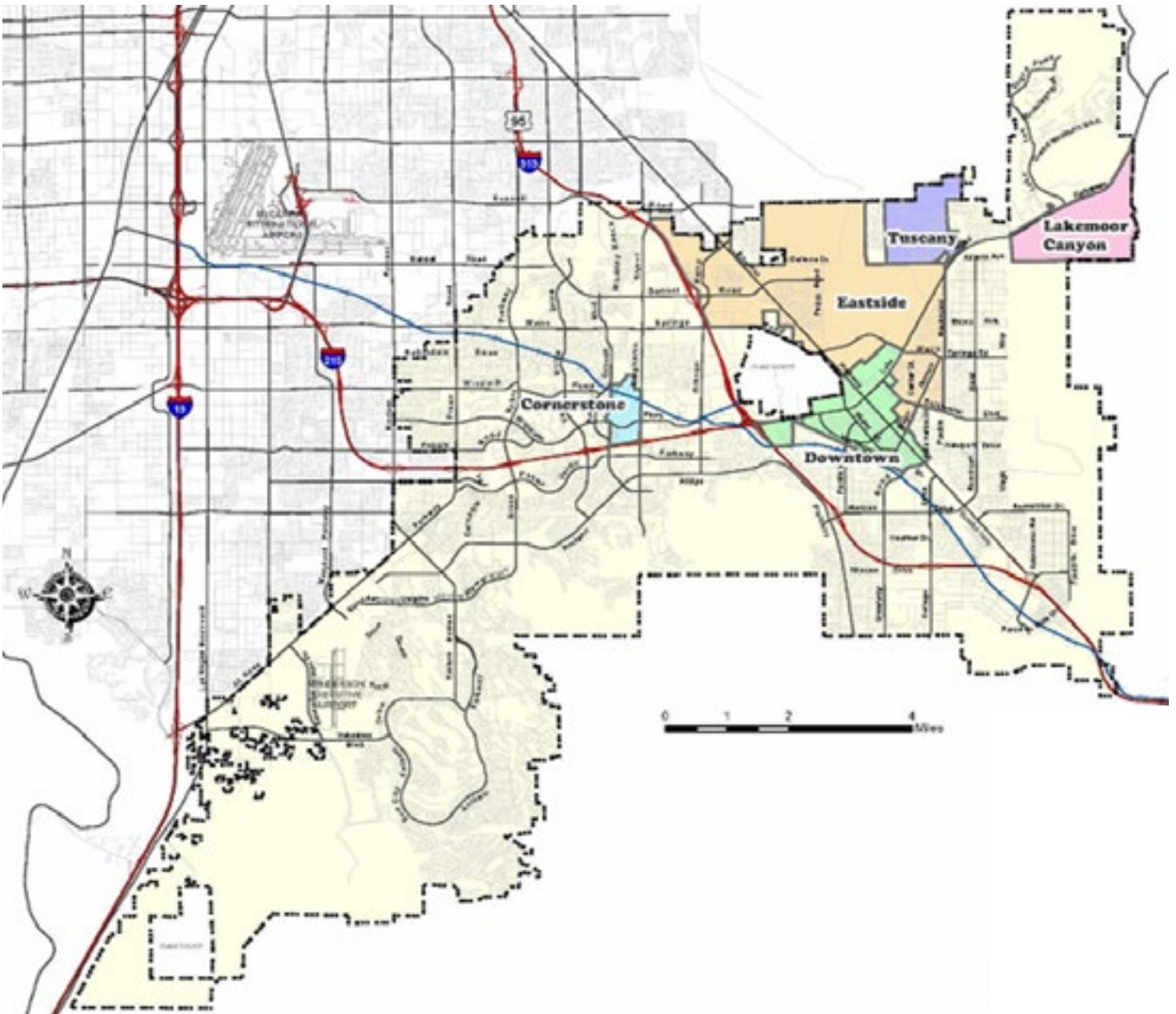


## REDEVELOPMENT AREAS

Redevelopment Agencies are one of the most important tools a community has to help breathe new life into areas in need of revitalization, economic development and new opportunity.

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.



# REDEVELOPMENT AREAS **ACREAGE TOTAL OF 8,238**

**Lakemoor Canyon**  
(1,259 acres)



**Tuscany**  
(850 acres/2031)



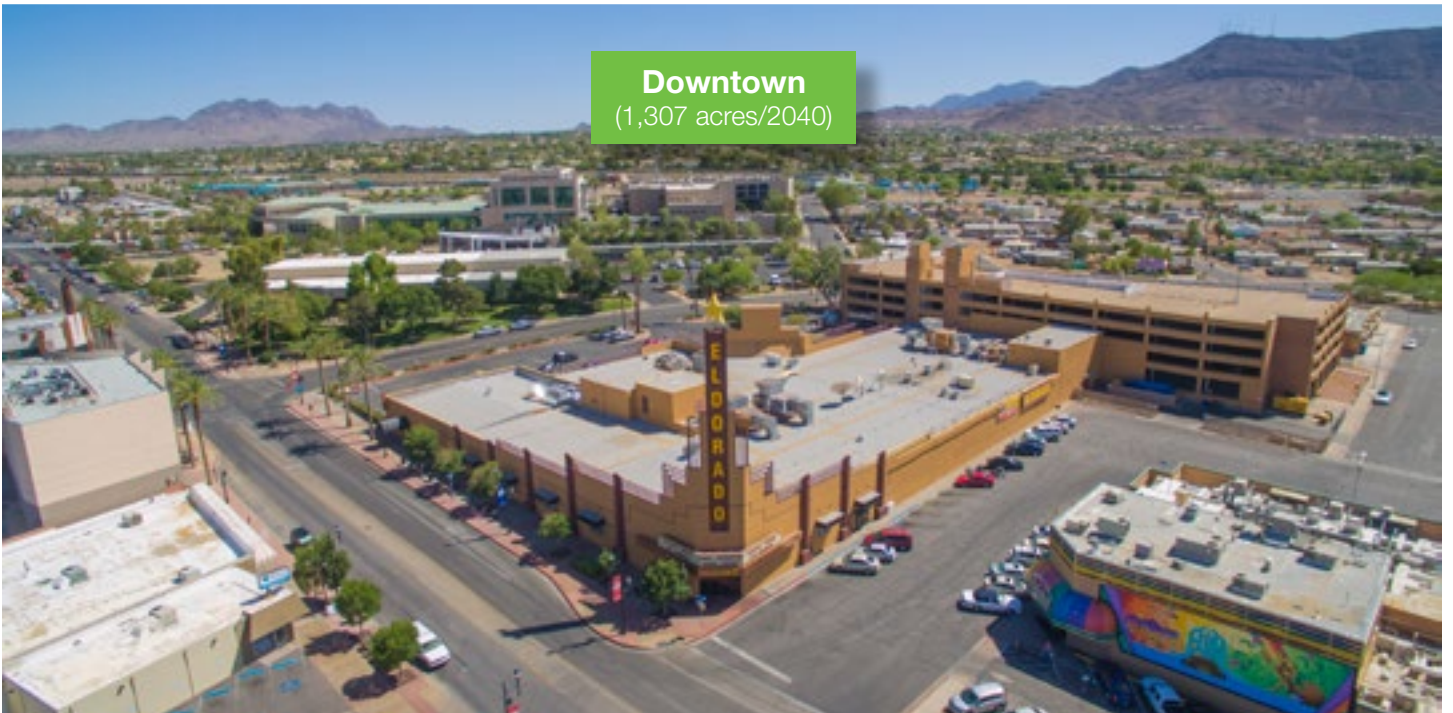
**Cornerstone**  
(322 acres/2031)



**Eastside**  
(4,500 acres/2036)



**Downtown**  
(1,307 acres/2040)



## VISIONING DOCUMENTS

In 2012 the Redevelopment Agency embarked on the process of updating the Downtown Investment Strategy, that was originally created in 2000. The Agency had accomplished nearly everything identified in the original strategy, but there was more to be done.

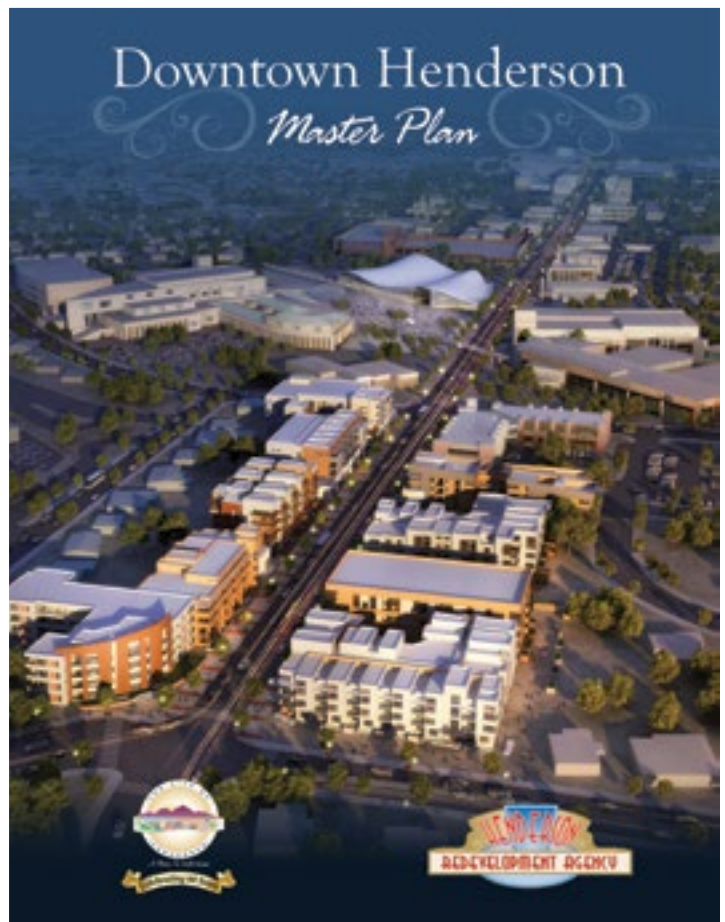
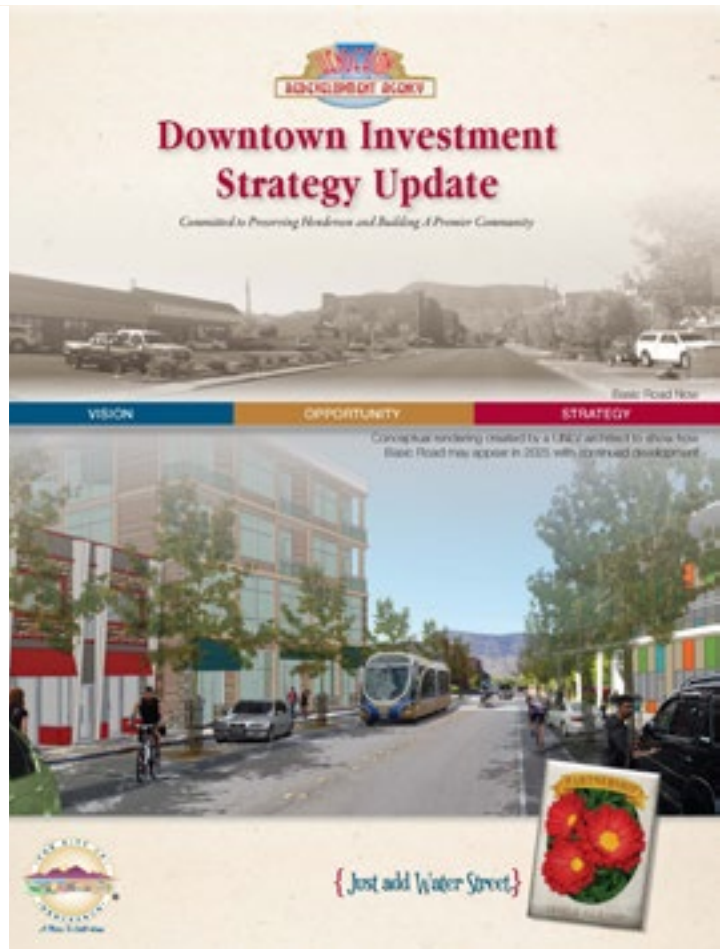
In 2012 - 1,500 residents lived in our Downtown Redevelopment Area along with 290 businesses. The median income was \$40,970, or seventy-nine percent AMI and seventy-six percent of the national average. Forty-one percent of the homes were owner occupied.

The Downtown Investment Strategy Update creates vision, opportunity and strategy to help the Agency address needs in the community and to achieve the priorities that were established:

- An Authentic Downtown Core
- A Community Gathering Place
- A Community of Mixed-Use Choice
- A Desirable Place to Call Home
- A Place for New Investment and Reinvestment

These priorities allowed us to develop actionable items. The Investment Strategy Update was adopted in March 2012.

One of the monumental items identified in the Investment Strategy Update was to create the Downtown Master Plan. The Master Plan provides the zoning standards for the Water Street District through a combination of form based and Euclidean Zoning, and Guiding Principles that demonstrate the values of each of the sub areas that exist. The Master Plan provides flexible standards that if met, allows for entitlement approvals at staff level.



# Redevelopment Business Incentives

**\$2.3 million public investment | \$4.1 million private investment**

The City of Henderson utilizes redevelopment incentives to spur economic activity and growth in our aging Henderson neighborhoods. Incentives provide opportunities that keep existing businesses operating, encourage new businesses to relocate, stimulate retail and commercial activity, create neighborhood pride and residential growth, and add to the

sales tax revenue stream. The incentive helps to reduce the risk and uncertainty that many business owners have when choosing to locate in redevelopment areas that traditionally have a significantly lower demographic profile than the rest of the city.



Some of the tools we use to incentivize commercial redevelopment are: The Downtown Master Plan which offers reduced parking requirements, increased flexibility, and a fast-track approval process; An Urban Lounge incentive that waives the \$60,000 liquor license origination fee, in return businesses commit to having live entertainment 15 hours per week; Façade, Tenant Improvement, Mini Façade and Sign Grant Programs. For larger development projects we are able to offer custom-tailored incentive packages to developers with a combination of the incentives which can be stacked to use in conjunction with the benefits of an opportunity zone and other incentives such as New Markets Tax Credit.

Through one of our best initiatives, our Tenant Improvement Program, qualified businesses can receive up to \$25 per square foot, with additional grant funding for Façade Improvement and new signage. By using both grant programs, business owners can receive up to \$75,000 in grant funds.

## AVAILABLE INCENTIVES:

Tax-increment financing

Highly flexible  
Downtown Master Plan

Redevelopment Agency-owned  
parcels ready for development

Reduced parking requirements

Grant-funded incentive programs

Urban lounge availability  
with no origination fee

Options for open-space  
requirements



# New Construction Development

**\$8.1 million public investment | \$28.2 million private investment**



## **HARDWAY 8**

The new sports themed bar and restaurant, Hardway 8, is a reference to UNLV Running Rebels run to the Final Four in the NCAA Tournament in the late 70's. The bar will feature a large front glass garage door that will activate the street by giving maximum exposure to the interior to passing pedestrians; and on weather-permitting days it will be opened to allow the sounds and activity to emanate into the street. The bar top will be made of reclaimed hardwood floor from the original basketball court from the old UNLV Rebel team. Rebel related images and memorabilia will adorn the walls and trophy/display cases.



## **MOTUS RESIDENTIAL PROJECT**

The Redevelopment Agency has worked with a California based company, MOTUS, during the past twelve months as they move forward in the planning phase for the construction of new residential units in our downtown. Four separate sites were sold to this developer and combined will result in the construction of 54 residential units in downtown Henderson.



## **Clark County Credit Union**

Clark County Credit Union purchased a 1.6 acre site in late 2015 within the Downtown Redevelopment Area for the purpose of constructing a new stand-alone Credit Union on the site. Previously, the site was occupied by a vacant office building, two vacant single family residences, and a small fast food restaurant. In addition to constructing the new credit union this year, Clark County Credit Union also built a single-story 2,739 square foot commercial building facing Lake Mead Parkway and a restaurant pad site to be developed for future use. The total cost of the construction project and site acquisition was nearly \$4.6 million.



## **Juan's Flaming Fajitas Restaurant & Cantina**

A 5,500 square foot, single-story Mexican restaurant and cantina with an outdoor patio began construction in 2017 and opened their doors in October of 2018. This is their second location within the valley and they have had a great reception from the surrounding Henderson community since opening.



### LOVELADY BREWERY

The craft brewing industry is an emerging niche market in Henderson, now home to a number of independent producers. Craft beer statistics for Nevada show the economic impact and number of breweries significantly increasing annually for the past five years. Lovelady Brewing celebrated its grand opening April 1, 2016, on Water Street in a 5,000 square foot brewery.



### SOUTHEND ON WATER

Southend on Water is a phased, mixed-use, urban infill redevelopment project in downtown Henderson, Nevada. The genesis for this project came from a visioning charrette held by the City of Henderson that focused on revitalizing downtown and the Water Street District area.

Southend on Water has become a real life demonstration of how to engage the city's redevelopment agency and their grant process to create a project that provides creative office space, dynamic retail and housing on Water Street, the historic main street of Henderson.

The first phase is a 6,500 square foot, two-story building that is placed at the back curb of the sidewalk and addresses the street with a massing that provides a direct connection for retail and allows pedestrians to see activity within the building.



### TOWNHOUSE MOTORLODGE PHASE I & II

The new owners of the Townhouse Motor Lodge have started renovations on the current structure that will include commercial and urban lounge space. The second phase of this project will be a large, mixed-use development that will include several residential units.

# Available Development Sites

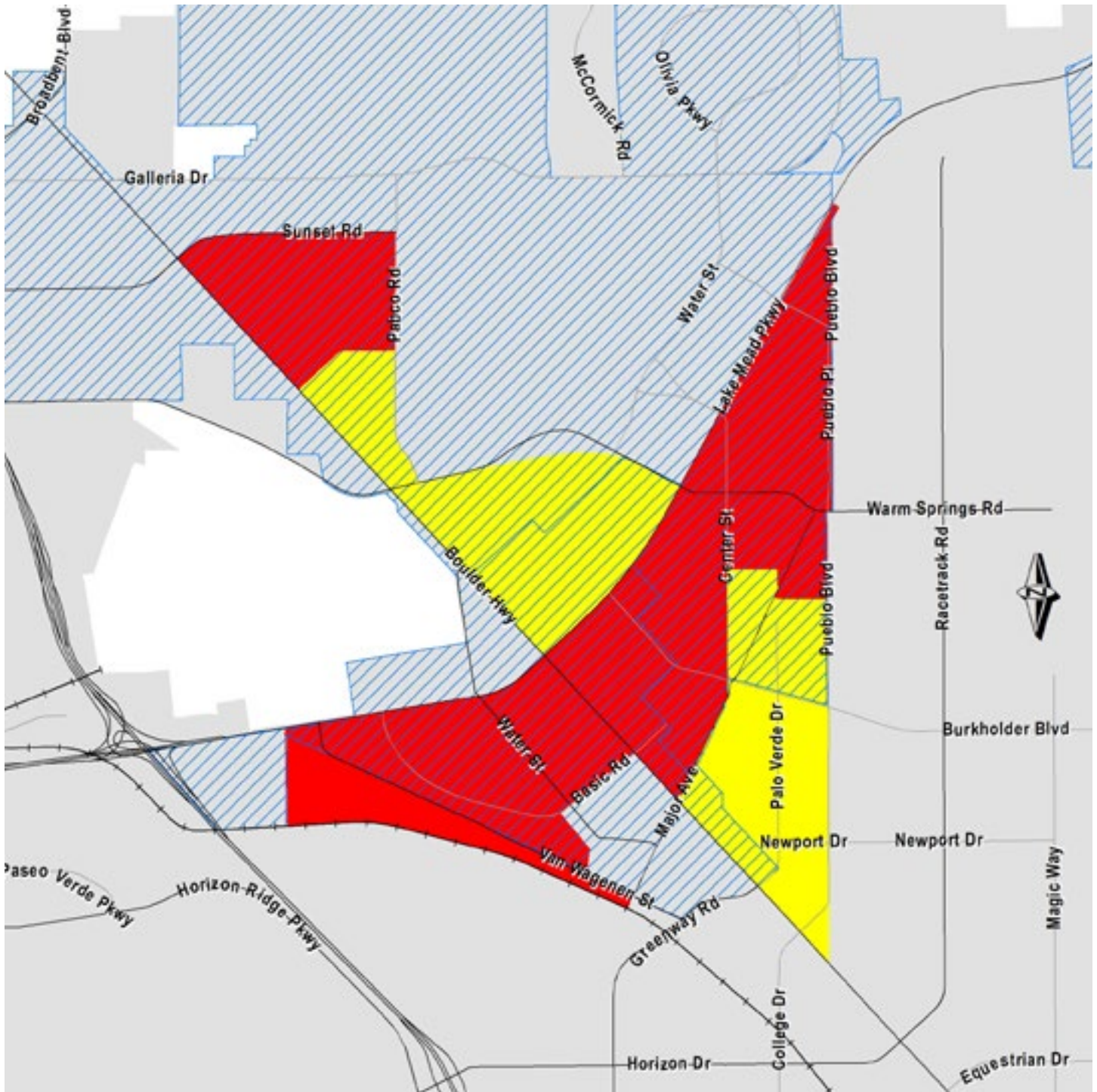
Located just minutes from the Las Vegas Strip, the Water Street District is your premier development location for residential, retail, office and vertical mixed-use projects. Several Redevelopment Agency-owned parcels are ready for development.




The Agency is currently in negotiations with developers interested in constructing mixed-use developments on sites A, C and D on the map below. There is also a developer working with the City to build residential units on site E that would incorporate a renovation and update to the City's Downtown Park.





# REDEVELOPMENT AREAS IN RELATION TO NEW MARKETS TAX CREDIT



-  Redevelopment Areas
-  Eligible
-  Eligible with Severe Distress

## Proximity to Nearby Residential Development

### CADENCE

[cadencenv.com](http://cadencenv.com)

Cadence, a 2,200 acre master-planned community in our Eastside Redevelopment Area, is designed around active lifestyles and will offer a fulfilling living experience, with amenities to complement both work and play. Cadence began selling homes in December 2014 and has currently sold over 1,000 homes. At build-out Cadence will have over 13,000 residential units, 1.1 million square feet of commercial/retail, and a neighborhood casino. The total estimated value of the master-planned community is \$4 billion and is expected to generate more than \$500 million in tax increment revenue.



### UNION VILLAGE

[unionvillage.net](http://unionvillage.net)

Union Village will be the first integrated and mixed-use health village in the world and the largest health care project in the nation. The visionary model for health care will offer a world-class hospital complex, residential, entertainment and specialty retail space, a vibrant senior retirement community and cultural arts center integrated into a master-planned community.

The first of the three phases of the architecturally aesthetic, technologically innovative and environmentally sustainable village to be developed on 171 acres, will include Union Centre, featuring a state-of-the-art hospital and healthcare complex; Union Plaza, a specialty retail center with medical offices, residential apartments, entertainment and a mid-range all-suite hotel; Union Place, home to a vibrant Continuing Care Retirement Community for seniors; and Union Park, serving as the village's culture center.

The \$1.2 billion Union Village is estimated to create more than 17,000 indirect, direct and induced jobs and generate more than \$158 million in tax increment revenue.

# HENDERSON

A CULTURE OF OPPORTUNITY



# HENDERSON

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[hendersonnow.com](http://hendersonnow.com)

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Redevelopment Agency  
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