



HENDERSO^N

**ECONOMIC DEVELOPMENT
HIGHLIGHTED PROJECTS**

Letter from the Mayor

When it comes to our economy, the City of Henderson has a bold vision and a solid plan to achieve it. We put great emphasis on our local economy, so much so that Economic Vitality is one of Henderson's five strategic priorities. Henderson has long been known for its pro-business climate and our business community surveys confirm that we are an excellent place to invest in business. We've enjoyed great success and are driving the diversification of southern Nevada's economy, bringing on advanced manufacturers such as Haas Automation and high-tech companies the likes of Google. Leaders in the sports world have noticed, too; Henderson is the headquarters for the Las Vegas Raiders and Aces practice facilities and four hometown teams now play at The Dollar Loan Center.

We are in a unique position to move quickly when opportunities arise that support continued economic growth and vitality. Our city supports business at all levels, including providing a quality, skilled workforce ready to meet the rapidly changing needs of industry. As we strive toward the prosperous future we envision, we are investing in our people, our infrastructure and the premier quality of life for which our city is nationally recognized. If you're not already doing business here, it's time for us to talk!



Sincerely,

A handwritten signature in white ink that reads "Michelle Romero". The signature is fluid and cursive.

MICHELLE ROMERO
Mayor, City of Henderson

CITY OF HENDERSON ECONOMIC DEVELOPMENT TEAM



JARED SMITH
Director, Economic
Development and Tourism
Jared.Smith@cityofhenderson.com
702.267.1654

HIGHLIGHTS



*Led by a Certified
Economic Developer
(CEcD)*



*Named 2023 Top
Economic Development
Organization by Business
Facilities Magazine*



*Over 55 years of
combined economic
experience*



DOUG BENE
Economic Development
Officer (Business
Expansion)
Doug.Bene@cityofhenderson.com
702-267-1655



NICKOLES CLASON
Economic Development
Officer (Research)
Nickoles.Clason@cityofhenderson.com
702-267-1521



ELIZABETH LOPEZ
Economic Development
Officer (Business
Attraction)
Elizabeth.Lopez@cityofhenderson.com
702-267-2126



KYLE WAGNER
Economic Development
Officer (Workforce)
Kyle.Wagner@cityofhenderson.com
702-267-1656

HENDERSON, NEVADA

Opportunity for Business and Industry

As an emerging global hub, Henderson offers a compelling combination of business-empowering advantages, beginning with a business climate of unmatched ease and a local pro-growth culture, powerfully supportive of a range of dynamic industries.

PRO-BUSINESS ENVIRONMENT

0 ZERO TAX
Personal and Corporate Income

#5 LOWEST COST
State for Doing Business

#7 BEST OVERALL
State Tax Climate

#10 STATE
Business Environment

55% SAVINGS
Worker Compensation Rates vs. CA

55% SAVINGS
Electric Utility Rates vs. CA



OUTSTANDING SITE SELECTION

27 million+ SF available space: Henderson offers operational settings ideal for every need, including prime office space in every classification and an extensive stock of industrial sites, business parks, spec buildings, and land.

THE CHOICE OF GLOBAL LEADERS



STRATEGIC ACCESS

2.4 million POPULATION WITHIN **50** MINUTE RADIUS

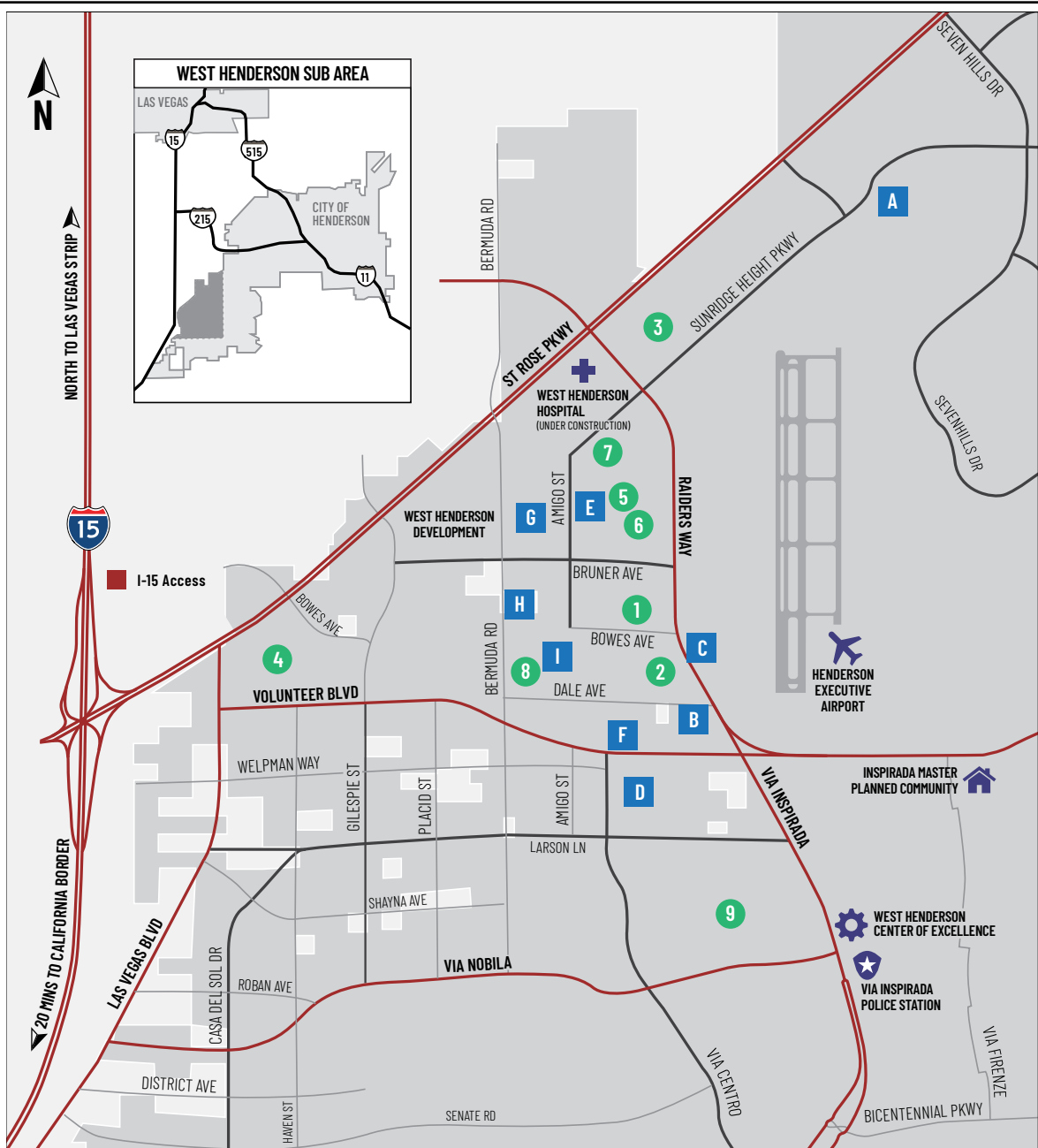
27 million+ PEOPLE AND 1 MILLION+ BUSINESSES WITHIN A **5** HOUR DRIVE

30% AGES 20 to 44

2.8% ANNUAL GROWTH RATE
(2021-2022 ACS estimate)

94.7% HIGH SCHOOL DEGREE OR HIGHER
(higher than Las Vegas, Reno, Los Angeles and Phoenix; 2022 ACS estimate)

9 UNIVERSITIES & INSTITUTIONS OF HIGHER LEARNING



Industrial Developments

- A. Air Pac Heights
- B. Executive Airport Industrial Park
- C. South 15 Airport Industrial Park
- D. LogistiCenter
- E. Matter Park
- F. Odyssey Volunteer
- G. South 15 Airport Center
- H. Bromingo Industrial Plaza
- I. Silver & Black Industrial Plaza



Featured Businesses

1. Fedex Ground
2. Smith's Distribution Center*
3. Levi Strauss Distribution Center
4. M Resort Spa and Casino
5. Las Vegas Raiders Corporate Headquarters and Practice Facilities
6. Turano Baking Company
7. Las Vegas ACES Corporate Headquarters and Practice Facility
8. Amazon Fulfillment
9. Haas Automation

*For lease

Debra March Center of Excellence

Debra March
Center of
Excellence



MAJOR PROJECTS



HENDERSON EXECUTIVE AIRPORT

- *Address: 3500 Executive Terminal Drive*
- *Size: 24,000 sq. ft. executive terminal sitting on a 760-acre site*
- *Runways: Two, 6,501 ft. long and 5,501 ft. long.*
- *Website: hnd.aero*

Located just 12 miles south of the Las Vegas Strip, the Henderson Executive Airport (HND) is the airport of choice for business aviation pilots and corporate clientele. In 2019 Henderson Executive Airport was named an Air Elite Diamond Service location. A modern 24,000 sq. ft. terminal provides a range of amenities. With 84 acres of ramp space, the airport has the capacity and runway length to meet the needs of virtually all general aviation aircraft, saving precious time and money for those choosing HND and the Las Vegas Valley.

DEBRA MARCH CENTER OF EXCELLENCE

- *Address: 2200 Via Inspirada*
- *Size: 17,000 sq. ft.*
- *Total Project Cost: \$12 million*
- *cityofhenderson.com/residents/special-interest/center-of-excellence*

The Center of Excellence is a partnership between the City of Henderson and College of Southern Nevada. This facility is a critical feature for diversifying our industry by fulfilling a need for high-skilled, advanced manufacturing training. This specialized training facility is a valuable resource for both businesses who want to relocate to the area as well as existing locally based companies looking to expand. The Center of Excellence is located in the burgeoning West Henderson area which boasts the popular Henderson Executive Airport and is home to a wide range of distribution centers, corporate headquarters and industrial parks.

Intermountain Healthcare Performance Center



RAIDERS HEADQUARTERS AND INTERMOUNTAIN HEALTH PERFORMANCE CENTER

- *Address:* 1475 Raiders Way
- *Size:* 335,000 sq. ft.
- *Permanent Jobs Generated:* 500+
- *Website:* raiders.com

Serving as the headquarters and practice facility of the Las Vegas Raiders, the Raiders Headquarters and Intermountain Health Performance Center includes a three-story, 135,000 sq. ft. office area, along with a 150,000 sq. ft. field house that houses one-and-a-half indoor football fields. There are three outdoor football fields and a 50,000 sq. ft. performance center. The City of Henderson sold the Las Vegas Raiders a piece of City-owned land to build their new facility.

HAAS AUTOMATION (PLANNED)

- *Address:* Southwest Corner of East Larson Lane and Via Inspirada
- *Size:* 2.5 million sq. ft.
- *Permanent Jobs Generated:* 2,500
- *Website:* haascnc.com

Haas Automation will soon go vertical on a new 2.5 million sq. ft. advanced manufacturing facility in West Henderson. The world leader in CNC machinery will soon call Henderson home and expects to employ 2,500 employees over its first 10 years of operation. The City of Henderson partnered with Haas to sell 279 acres of City-owned land and partnered with CSN to build the Center of Excellence to help train Haas's future talent pool.



LAS VEGAS ACES HEADQUARTERS AND PRACTICE FACILITY

- *Address:* 1415 Raiders Way
- *Size:* 64,000 sq. ft.
- *Permanent Jobs Generated:* Approx. 75
- *Website:* aces.wnba.com

The 64,000 sq. ft. Las Vegas Aces Headquarters and Practice Facility is the first project of its kind built exclusively for a WNBA team. With a pair of full-length practice courts, a film room, training and weight rooms, lounge areas, stunning locker room, and all the high-tech amenities a professional athlete can ask for, the Aces' new home has become the envy not only of the league, but of the NBA, too. Combined with the Raiders Headquarters and Intermountain Health Performance Center, these two facilities showcase why Henderson is the premier location for sports business in the Las Vegas Valley.



GREEN VALLEY RANCH AND THE DISTRICT AT GREEN VALLEY RANCH

- *Address: 23000 Paseo Verde Parkway*
- *Size: 450,000 sq. ft. hotel and casino, 406,000 sq. ft. mixed-use*
- *Permanent Jobs Generated: Approx. 2,000*
- *Website: greenvalleyranch.com*

Opened in December 2001 and owned and operated by Stations Casino, Green Valley Ranch is an upscale 497-room hotel and casino. Adjacent to the hotel and casino is The District at Green Valley Ranch, a 406,000 sq. ft. mixed-use development. The District has 42 retail spaces and contains a three-story office building and residential units throughout the buildings.



THE DOLLAR LOAN CENTER

- *Address: 200 South Green Valley Parkway*
- *Size: 200,000 sq. ft.*
- *Total Project Cost: \$84 million*
- *Website: thedollarloancenter.com*

The Dollar Loan Center is a state-of-the-art sports and entertainment venue that opened its doors in March 2022. Built in partnership between the City of Henderson and the Vegas Golden Knights, The Dollar Loan Center provides a family-friendly, year-round entertainment venue in Nevada's second-largest city in a 5,567-seat arena. The Dollar Loan Center is the home of the Henderson Silver Knights, the AHL affiliate of the Vegas Golden Knights, and the Vegas Knight Hawks of the Indoor Football League and Ignite NBA G League..

DOLLAR LOAN CENTER

GRAND PRIX
**MANGO
CART**
MAY 14

**SAM
& ASH**
PROPERTY LAW

TOYOTA

**The Valley
Health System**

always advance
never retreat

The Dollar Loan Center



12:16
30

THE DOLLAR LOAN CENTER

@16



BARCLAYS

- Address: 2280 Corporate Circle
- Size: 118,000 sq. ft.
- Permanent Jobs Generated: 1,600
- Website: home.barclays.com

Barclays is a British multinational bank that operates a back-office operation in Henderson focused primarily on their credit card division. Originally opened in 2013, Barclays has gone through numerous expansions in Henderson and is an active community partner, particularly with the Henderson Chamber of Commerce. Today, Barclays operates in 2 buildings in Green Valley Corporate Center and employs 1,600 full-time employees.



VADATECH

- Address: 198 North Gibson Road
- Size: 70,000 sq. ft.
- Permanent Jobs Generated: 200
- Website: vadatech.com

VadaTech is a world leader in the design and manufacture of embedded computing solutions. The products include configurable application-ready systems and their building blocks of boards, chassis and enabling software. Their Henderson-facility serves as the corporate headquarters as well as a manufacturing and research and development facility.



GOOGLE

- Address: 560 West Warm Springs Road
- Size: 750,000 sq. ft.
- Permanent Jobs Generated: Approx. 75
- Website: [google.com/about/datacenters/](https://www.google.com/about/datacenters/)

Google broke ground on its first \$600 million data center in East Henderson in July 2019, with an additional \$600 million data center being added in 2021. Design LLC, a subsidiary of Google, owns the facility with Google managing it. The data center supports Google services in North America such as YouTube, Google Calendar, Gmail and more, as well as cloud computing services.



XTREME MANUFACTURING

- Address: 8350 Eastgate Road
- Size: 450,000 sq. ft.
- Permanent Jobs Generated: 300
- Website: xmfg.com

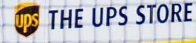
Xtreme Manufacturing moved to Henderson in 2015 and has gone through numerous expansions since moving to the City. Founded in 2003, Xtreme Manufacturing has grown to become one of the leading manufacturers of telehandlers in North America, with an increasing global customer base. The company also operates Xtreme Cubes, a manufacturer of steel modular buildings designed, engineered, fabricated, and assembled to form any size structure utilized for many applications, out of their 80-acre Henderson campus.



HOME



PALMS



NSC.EDU

America First Center





AMERICA FIRST CENTER

- Address: 222 South Water Street
- Size: 120,000 sq. ft.
- Project Cost: \$26 million
- Website: americafirstcenter.com

Located in Henderson's flourishing Water Street District, America First Center is a 120,000 sq. ft. indoor hockey facility opened on Nov. 10, 2020. Built in partnership between the City of Henderson and Foley Entertainment Group, America First Center (formerly Lifeguard Arena) gives the Henderson Silver Knights - the Golden Knights' AHL team - a practice home while expanding VGK youth programs in Henderson.



THE WATERMARK HENDERSON

- Address: 215 South Water Street
- Size: 34,000 sq. ft. of retail space plus residential
- Website: thewatermarkhenderson.com

Downtown Henderson's newest mixed-use project is bringing more flavor and entertainment to the Water Street District. The building will feature the popular Parkway Tavern chain along with Hard Bean Coffee Bar, World of Wings and Pacific Diner, a breakfast/lunch themed restaurant. American Energy & Solar, a locally based solar energy provider, is relocating to The Watermark, and also providing solar energy for the property. Las Vegas-based Strada Development Group, the property's developer, will relocate its office to The Watermark.

MICHELLE ROMERO
Mayor

JIM SEEBOCK
Councilman, Ward I

DAN K. SHAW
Councilman, Ward II

CARRIE COX
Councilwoman, Ward III

DAN H. STEWART
Councilman, Ward IV



RICHARD A. DERRICK
City Manager
Chief Executive Officer

JIM McINTOSH
Asst. City Manager
Chief Financial Officer

STEPHANIE GARCIA-VAUSE
Asst. City Manager
Chief Strategy Officer

ROB HERR
Asst. City Manager
Chief Infrastructure Officer

JARED SMITH
Director, Economic Development
and Tourism



240 S Water Street
Henderson, NV 89015
cityofhenderson.com

Contact Economic Development
702-267-1650

