

CLARK COUNTY REDEVELOPMENT AGENCY **RDA OVERVIEW AND PROFILES**



CLARK COUNTY REDEVELOPMENT AREAS

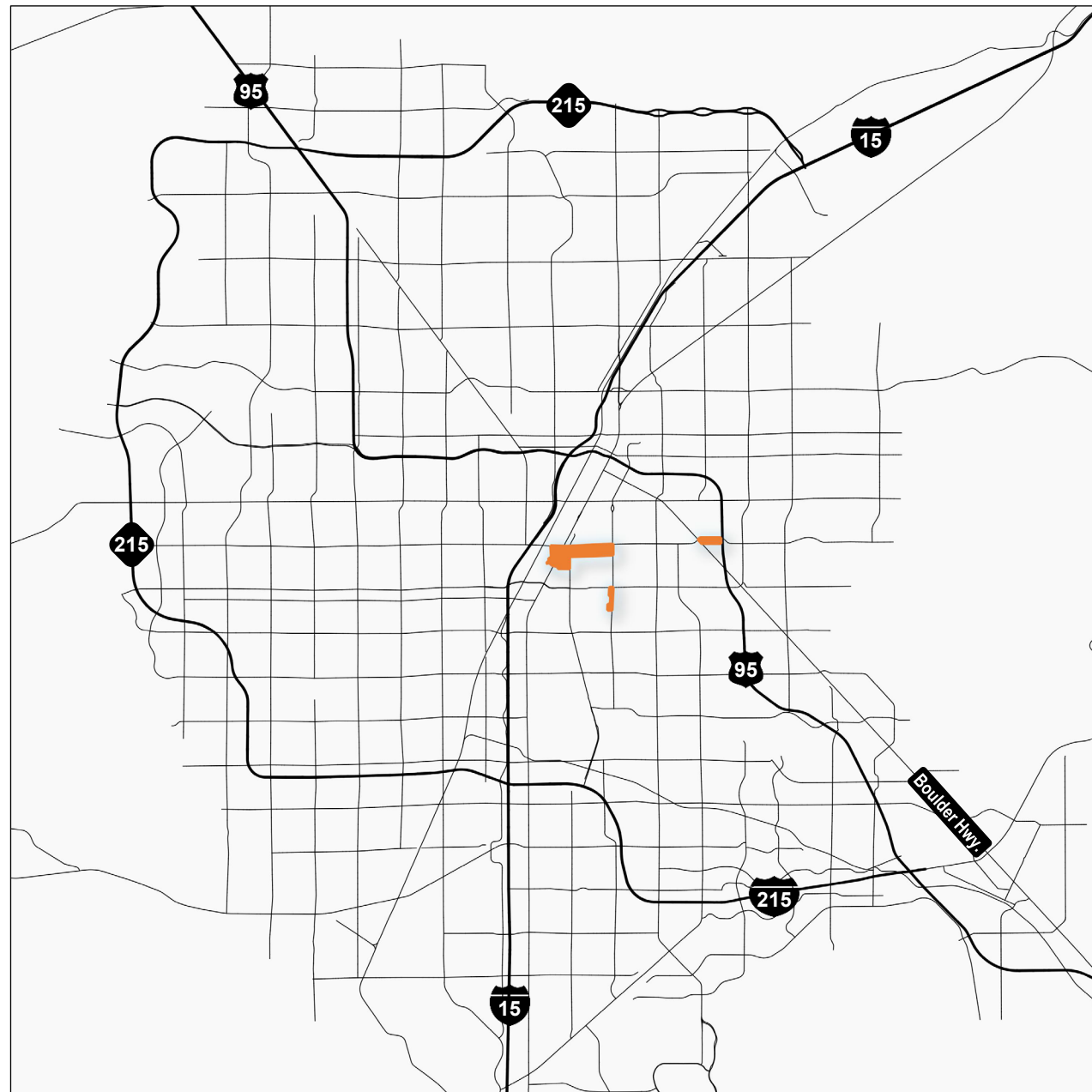
OVERVIEW OF RDA AREAS



Redevelopment Areas in Clark County

Unincorporated Clark County is home to three existing redevelopment areas, which are located in close proximity to each other in the central urban Las Vegas Valley.

Those areas are generally located near the border of unincorporated Clark County and the City of Las Vegas between the Las Vegas Strip and U.S. Highway 95. The three areas are highlighted in orange on the map to the right.



Clark County Redevelopment Areas

Redevelopment Area Overview



Redevelopment Area 1

Winchester (Tax District 411)

Located in Winchester Township between Las Vegas Boulevard and Maryland Parkway, the first RDA holds the most taxable value among the three areas. The area includes the Las Vegas Festival Grounds, Sahara Las Vegas and two potential development projects.

Land Use Summary (Tax District 411)

Land Use	Acres	Acreage Share	Taxable Value	Value Share
Vacant	23.7	9.3%	\$82,300,552	2.7%
Residential	72.6	28.5%	\$1,822,580,572	58.8%
Commercial	129.5	50.8%	\$1,026,677,933	33.1%
Non-Profit Community Facilities	1.1	0.4%	\$1,899,109	0.1%
Transport., Comm. & Utilities	1.5	0.6%	\$7,838,306	0.3%
Minor Improvements	26.7	10.5%	\$159,233,274	5.1%
Total	255.1	100.0%	\$3,100,529,746	100.0%

Source: Clark County Assessor, Applied Analysis



RDA 1: Sample Photos Depicting the Current Status of Property



Looking southwest from the intersection of East Sahara Avenue and Commercial Center Drive.

RDA 1: Sample Photos Depicting the Current Status of Property

Looking southwest from the intersection of East Sahara Avenue and South Maryland Parkway.



RDA 1: Sample Photos Depicting the Current Status of Property



Looking northwest from inside the Commercial Center, located at East Sahara Avenue and Commercial Center Drive.

RDA 1: Sample Photos Depicting the Current Status of Property



A row of storefronts inside the Commercial Center, located at East Sahara Avenue and Commercial Center Drive.

Redevelopment Area 2

Maryland Parkway (Tax District 471)

The second redevelopment area is located on the southwest corner of Maryland Parkway and Desert Inn Road across the street from the Boulevard Mall. It features a number of retail shops and strip malls.

Land Use Summary (Tax District 471)

Land Use	Acres	Acreage Share	Taxable Value	Value Share
Commercial	18.5	100.0%	\$14,263,670	100.0%
Total	18.5	100.0%	\$14,263,670	100.0%

Source: Clark County Assessor, Applied Analysis



RDA 2: Sample Photos Depicting the Current Status of Property

Looking northwest at properties near the intersection at Maryland Parkway and Dumont Boulevard, and across the street from The Boulevard Mall.



RDA 2: Sample Photos Depicting the Current Status of Property

Looking northwest at properties near the intersection at Maryland Parkway and Dumont Boulevard, and across the street from The Boulevard Mall.



Redevelopment Area 3

Sunrise Manor (Tax District 341)

The third redevelopment area is located in Sunrise Manor adjacent to Boulder Highway. The area includes an apartment complex, an RV storage business and a large vacant commercial building.

Land Use Summary (Tax District 341)

Land Use	Acres	Acreage Share	Taxable Value	Value Share
Vacant	3.7	11.2%	\$940,312	3.7%
Residential	10.3	31.1%	\$13,842,071	54.4%
Commercial	18.6	56.3%	\$10,519,512	41.3%
Minor Improvements	0.5	1.4%	\$146,437	0.6%
Total	33.0	100.0%	\$25,448,332	100.0%

Source: Clark County Assessor, Applied Analysis



RDA 3: Sample Photos Depicting the Current Status of Property



Looking southeast at a property at the intersection of East Sahara Avenue and Boulder Highway.

RDA 3: Sample Photos Depicting the Current Status of Property



Looking south at a property at the intersection of East Sahara Avenue and Boulder Highway.

RDA 3: Sample Photos Depicting the Current Status of Property

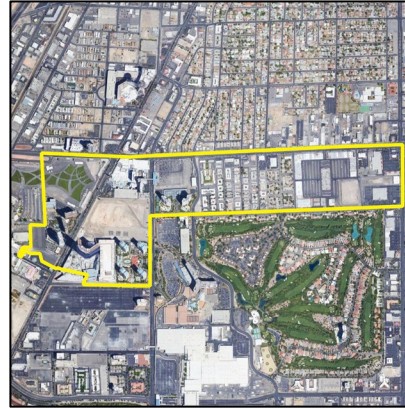
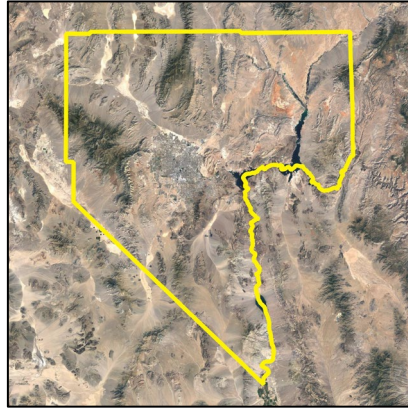


CLARK COUNTY REDEVELOPMENT AREAS

DEMOGRAPHIC PROFILES



RDA Demographic Comparison

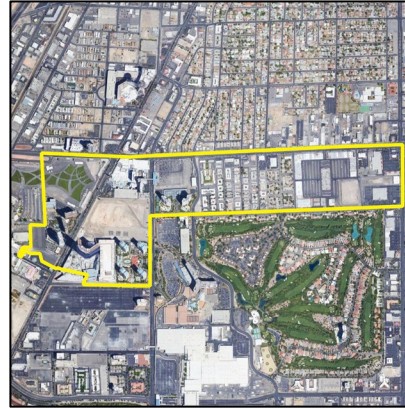
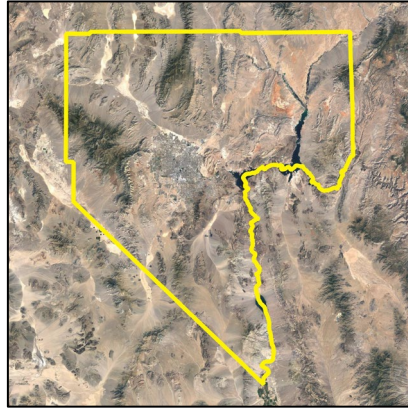


	Clark County	RDA 1	RDA 2	RDA 3
Population	2,327,600	3,005	N/A	477
Households	843,400	1,639	N/A	213
Household Size	2.73	1.84	N/A	2.24
Median Age	38.3	51.6	N/A	31.3
Median HH Income	\$62,676	\$52,256	N/A	\$36,150
Families Below Poverty	9.9%	14.2%	N/A	21.9%

Source: Claritas. Note: RDA 2 is principally a commercial corridor with no notable residential units.



RDA Demographic Comparison

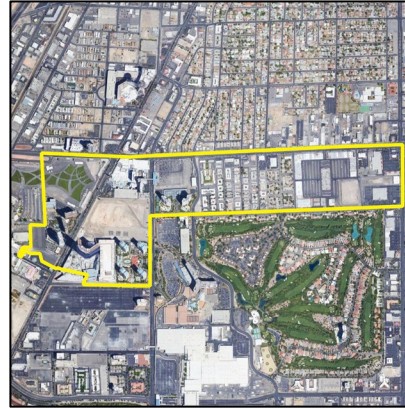
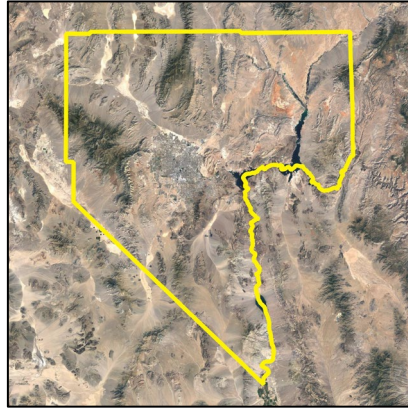


	Clark County	RDA 1	RDA 2	RDA 3
Owner-Occupied %	57.7%	40.3%	N/A	0.0%
Renter-Occupied %	42.3%	59.7%	N/A	100.0%
Educational Attainment:				
High School Diploma	28.5%	22.0%	N/A	45.7%
Some College or Assoc.	33.2%	23.7%	N/A	27.2%
Bachelor's or Higher	24.3%	39.5%	N/A	13.2%

Source: Claritas. Note: RDA 2 is principally a commercial corridor with no notable residential units.



RDA Demographic Comparison



	Clark County	RDA 1	RDA 2	RDA 3
Hispanic or Latino	32.8%	29.2%	N/A	73.4%
Not Hispanic or Latino	67.2%	70.8%	N/A	26.6%
White Alone	54.4%	54.1%	N/A	45.9%
African American Alone	12.5%	7.5%	N/A	17.6%
Asian Alone	10.3%	13.2%	N/A	1.7%
Other/Two/More Races	22.8%	25.2%	N/A	34.8%

Source: Claritas. Note: RDA 2 is principally a commercial corridor with no notable residential units.



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