

POTENTIAL REDEVELOPMENT AREAS

NEW AREAS OF FOCUS



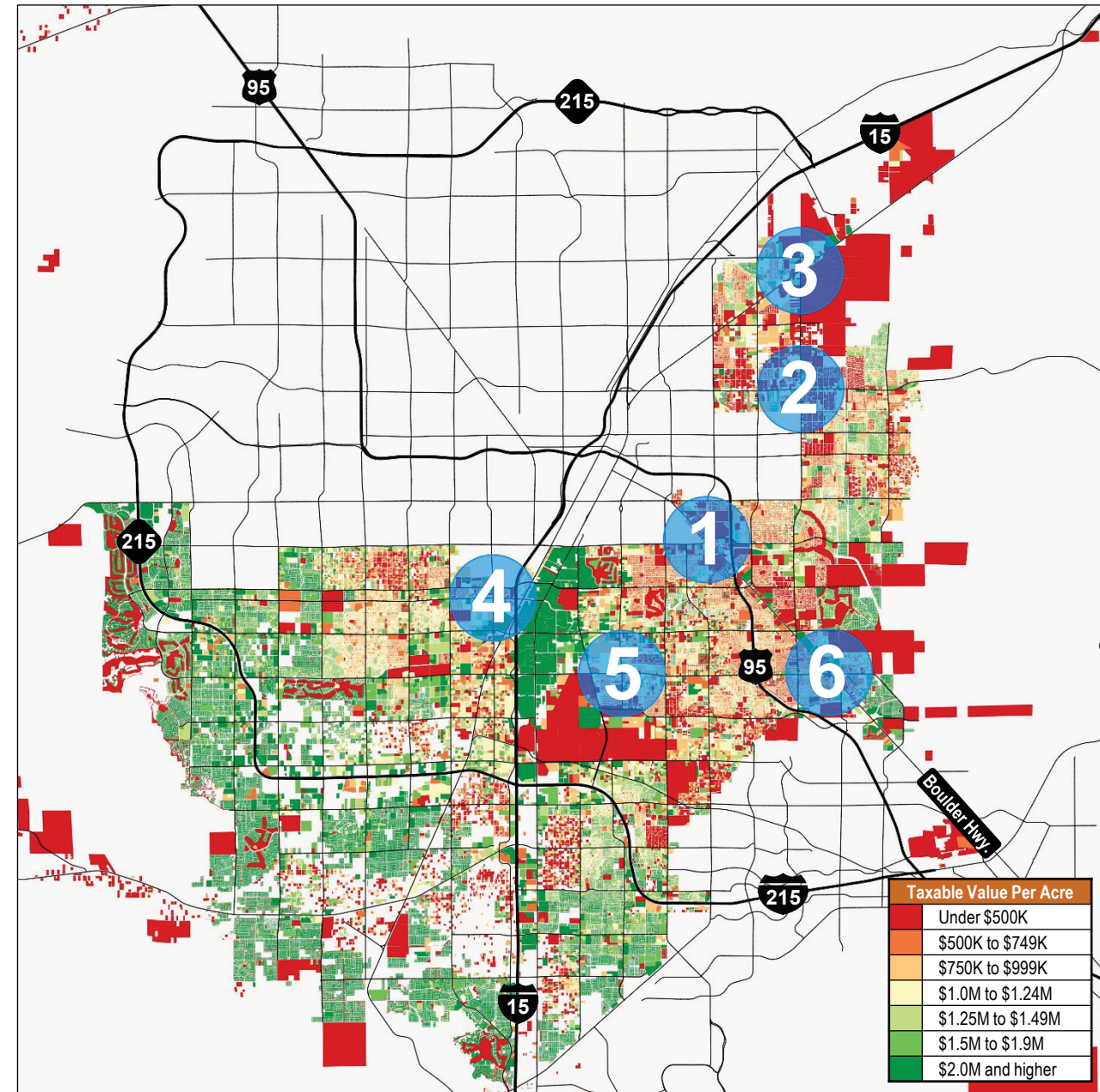
Potential Redevelopment Areas

Neighborhoods throughout unincorporated Clark County were evaluated for their potential for reinvestment as a redevelopment area. Locations were evaluated using a subjective analysis based on general conditions in proximity to the identified intersections, including economic and demographic indicators, the mix of residential and non-residential uses, and the relative values of parcels.

The following locations were identified for further examination for redevelopment area viability.

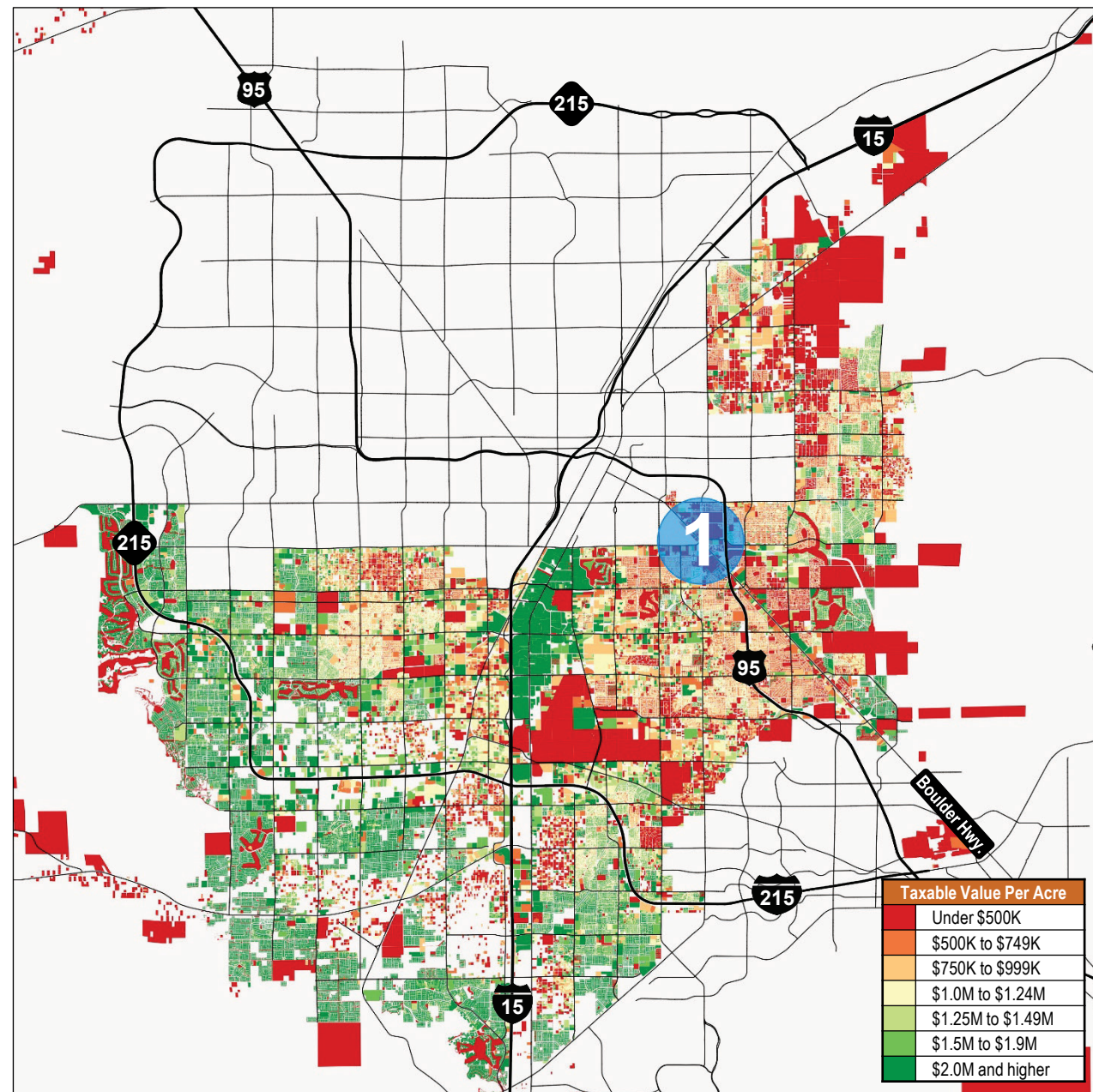
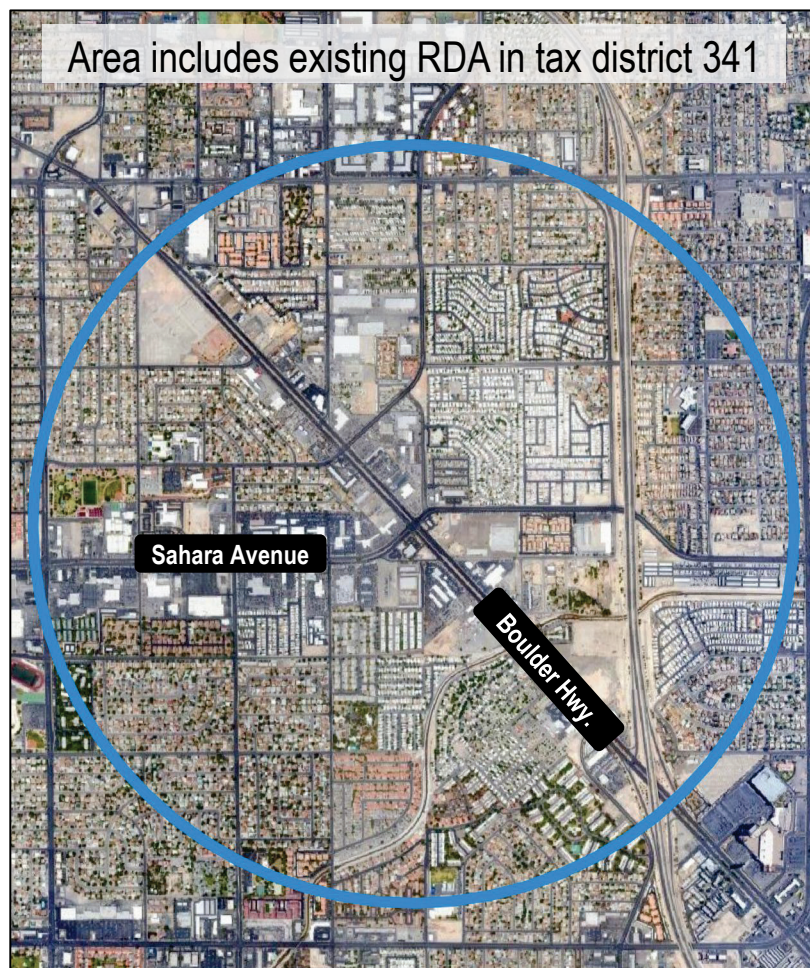
1. Sahara Avenue/Boulder Highway
2. Lake Mead Boulevard/Nellis Boulevard
3. Las Vegas Boulevard/Nellis Boulevard
4. Desert Inn Road/Valley View Boulevard
5. Tropicana Avenue/Maryland Parkway
6. Tropicana Avenue/Boulder Highway

It is important to note that these one-mile radii from each intersection are intended to provide a general guide for the neighborhood. They are not designed to suggest these are the appropriate boundaries for an RDA.



Potential Redevelopment Area

Area 1 – Sahara Avenue/Boulder Highway
Commission District E

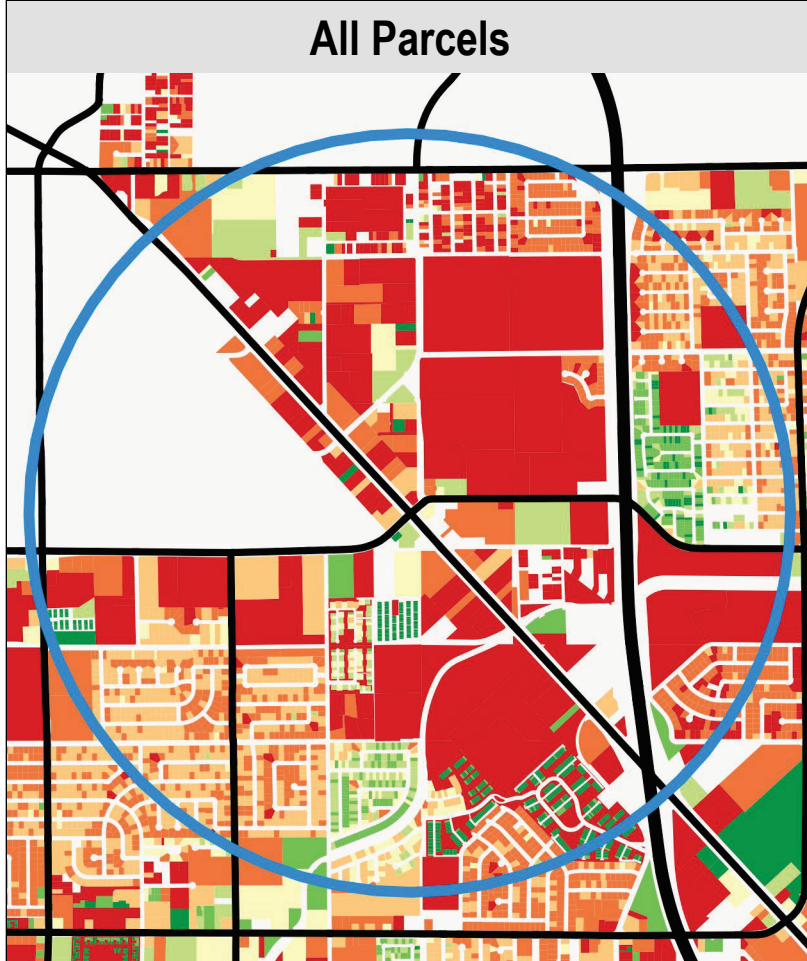


Area 1 – Sahara Avenue/Boulder Highway

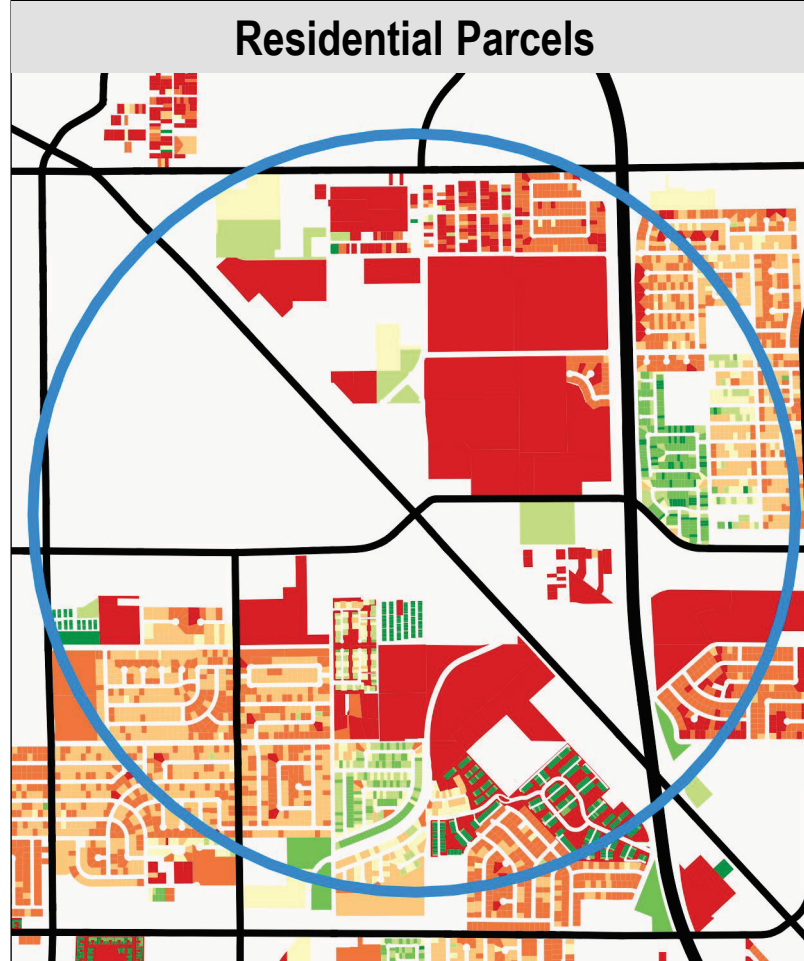
The Sahara Avenue/Boulder Highway area is a mature area of the Las Vegas valley with a mix of residential, commercial and other non-residential uses, with the majority of parcels at the lower end of the value spectrum. This location includes one existing redevelopment area.

Taxable Value Per Acre	
	Under \$500K
	\$500K to \$749K
	\$750K to \$999K
	\$1.0M to \$1.24M
	\$1.25M to \$1.49M
	\$1.5M to \$1.9M
	\$2.0M and higher

All Parcels



Residential Parcels

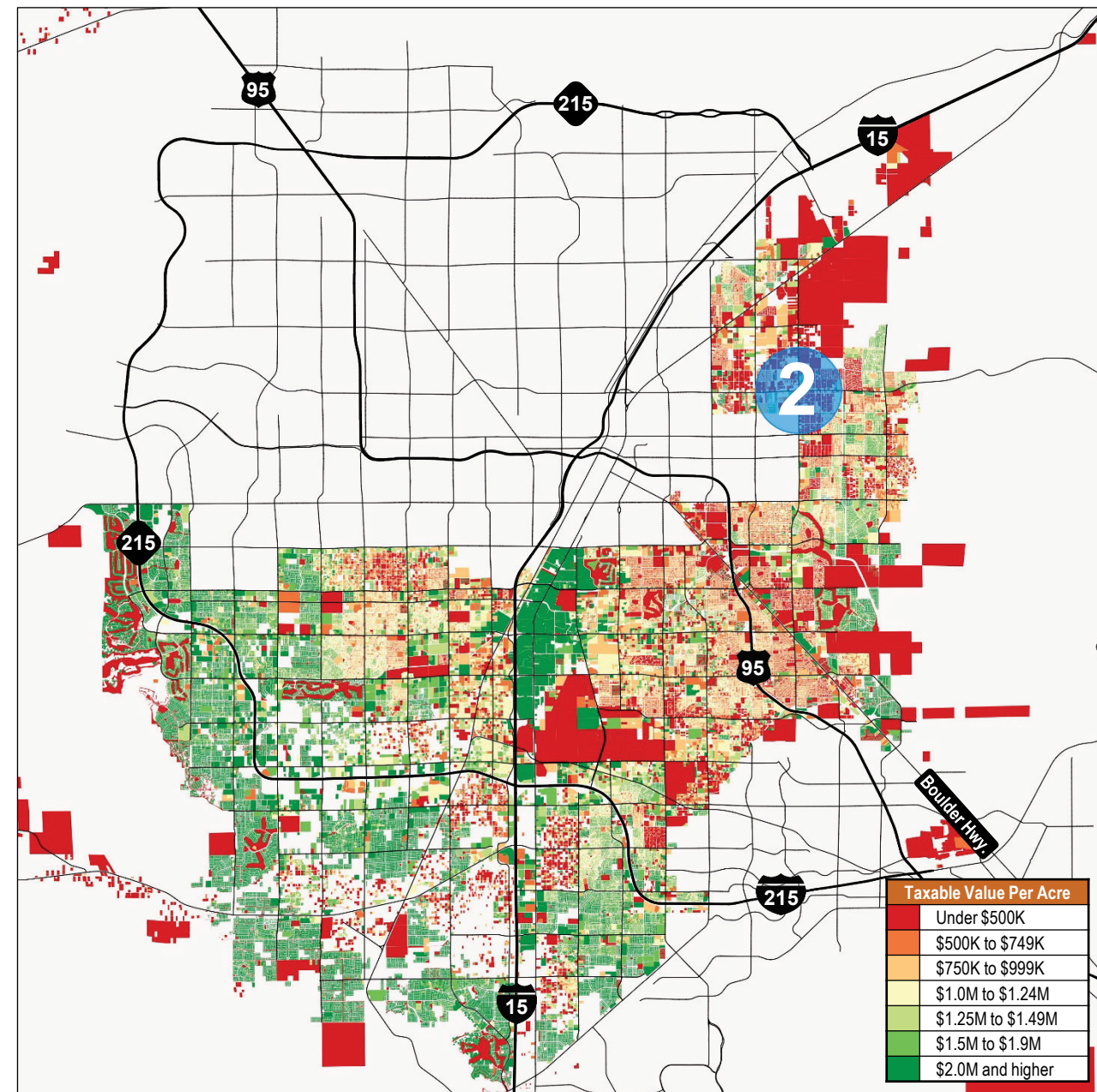
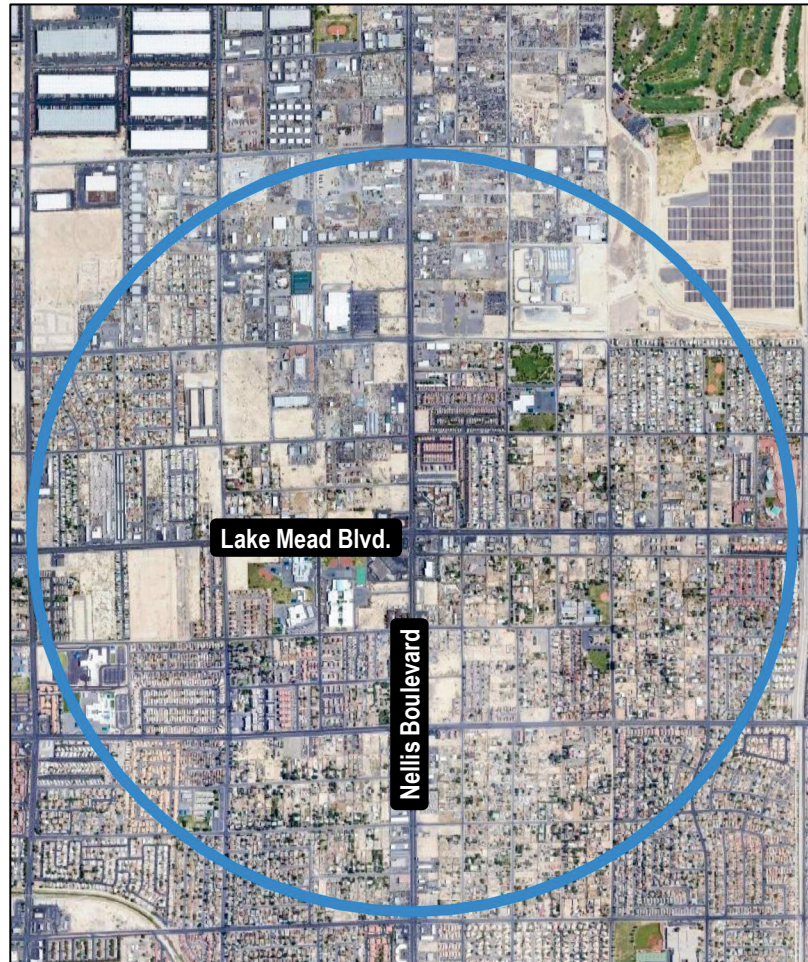


Non-Residential Parcels



Potential Redevelopment Area

Area 2 – Lake Mead Boulevard/Nellis Boulevard
Commission Districts B, D & E



Area 2 – Lake Mead Boulevard/Nellis Boulevard

The area surrounding Nellis Air Force Base is a mix of residential, commercial and industrial development, much of it on the lower end of the value spectrum. The many vacant parcels in the area would require consideration in defining a specific redevelopment area.

Taxable Value Per Acre	
	Under \$500K
	\$500K to \$749K
	\$750K to \$999K
	\$1.0M to \$1.24M
	\$1.25M to \$1.49M
	\$1.5M to \$1.9M
	\$2.0M and higher

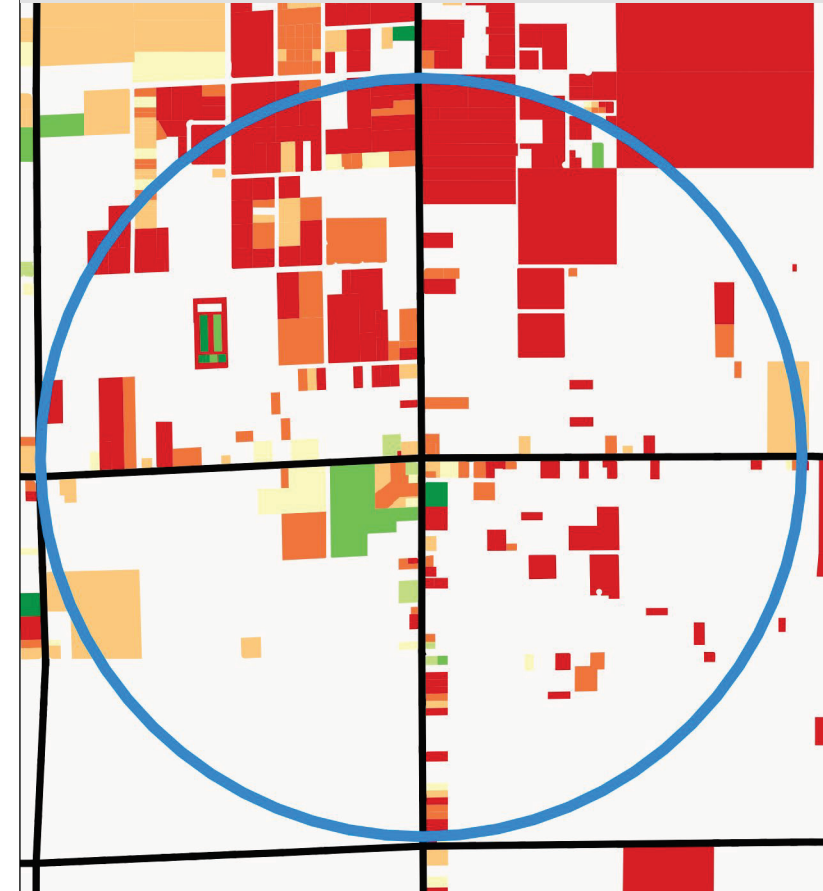
All Parcels



Residential Parcels

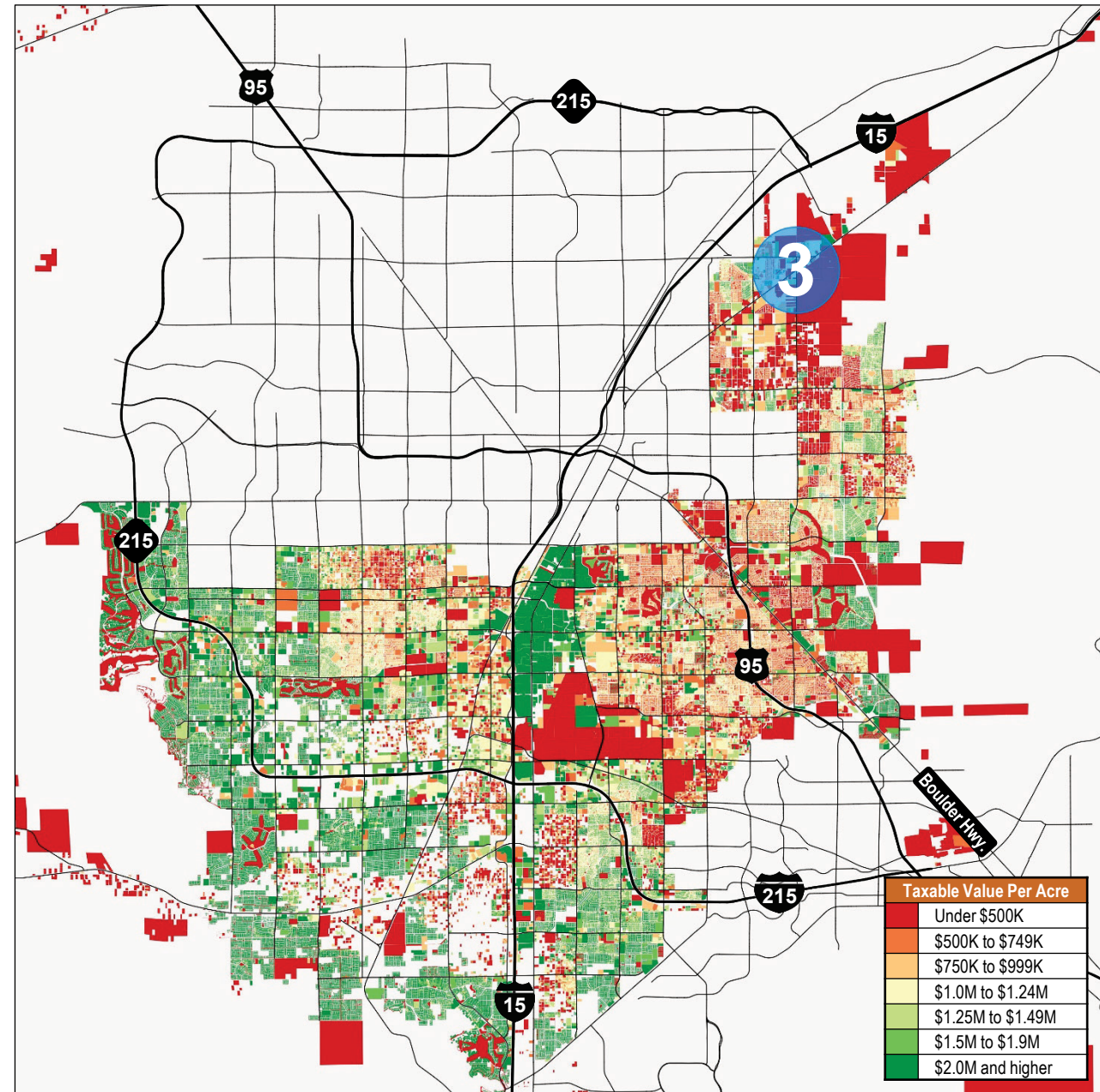


Non-Residential Parcels



Potential Redevelopment Area

Area 3 – Las Vegas Boulevard/Nellis Boulevard
Commission District B



Area 3 – Las Vegas Boulevard/Nellis Boulevard

The area adjacent Nellis Air Force Base is a mix of residential, commercial and industrial development the includes some higher-value properties. However, the recent closure of the Walmart store at the intersection could negatively affect area property values going forward. Nellis Air Force Base parcels are excluded from the maps below.

Taxable Value Per Acre	
■	Under \$500K
■	\$500K to \$749K
■	\$750K to \$999K
■	\$1.0M to \$1.24M
■	\$1.25M to \$1.49M
■	\$1.5M to \$1.9M
■	\$2.0M and higher

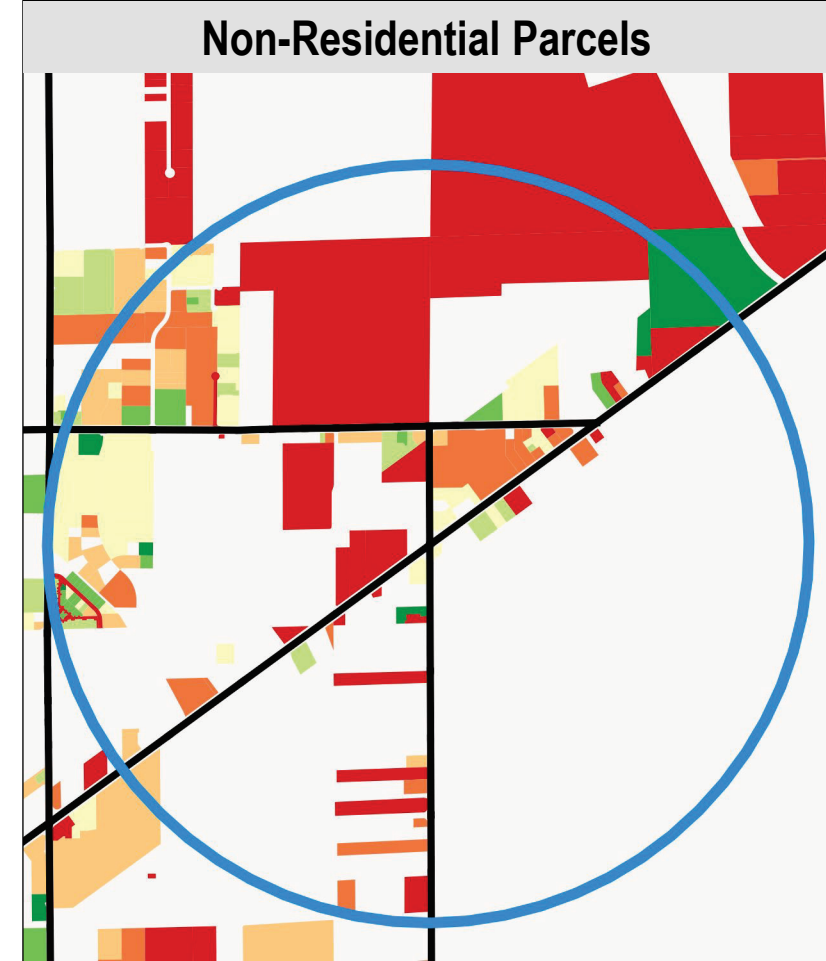
All Parcels



Residential Parcels

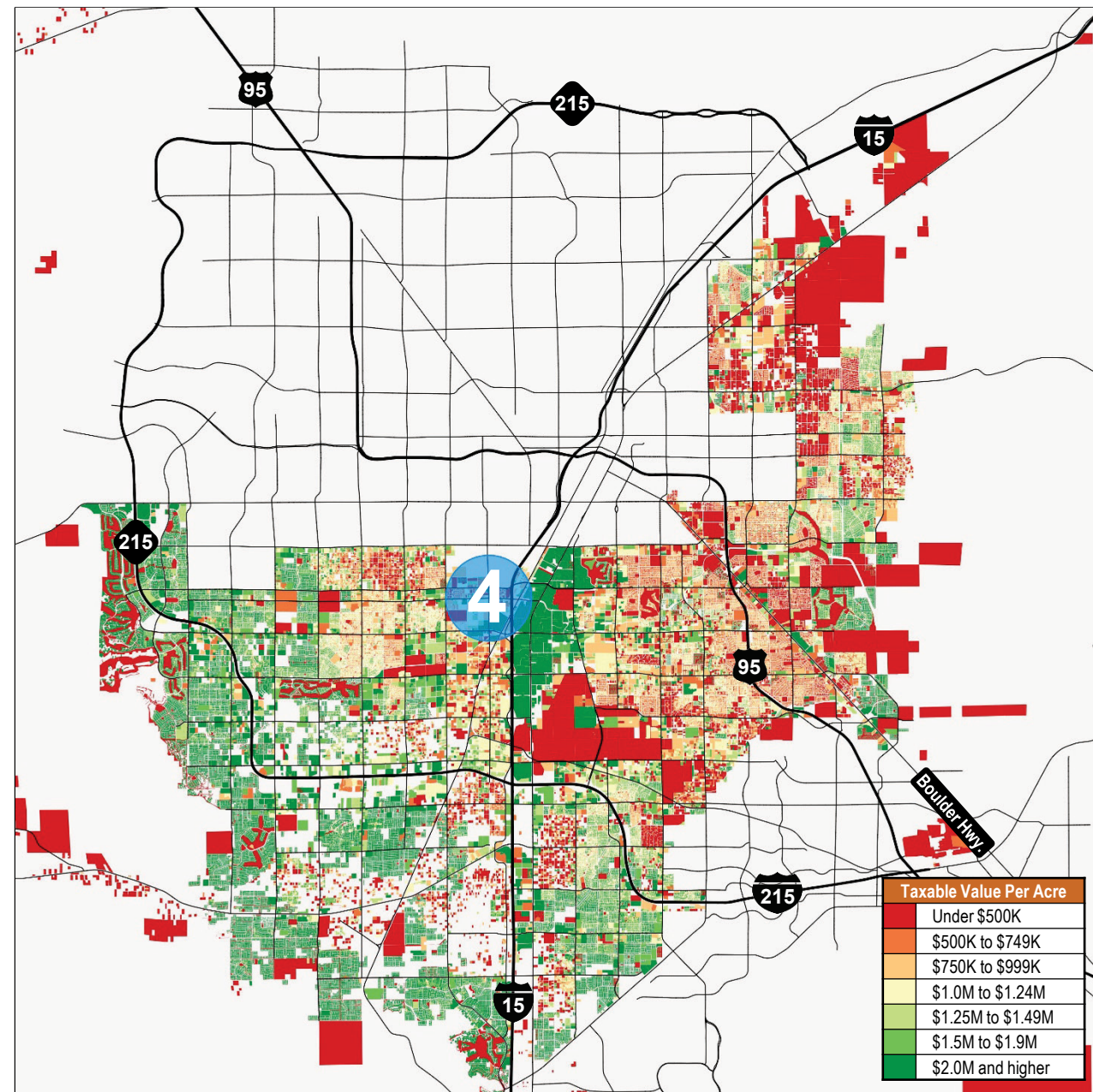
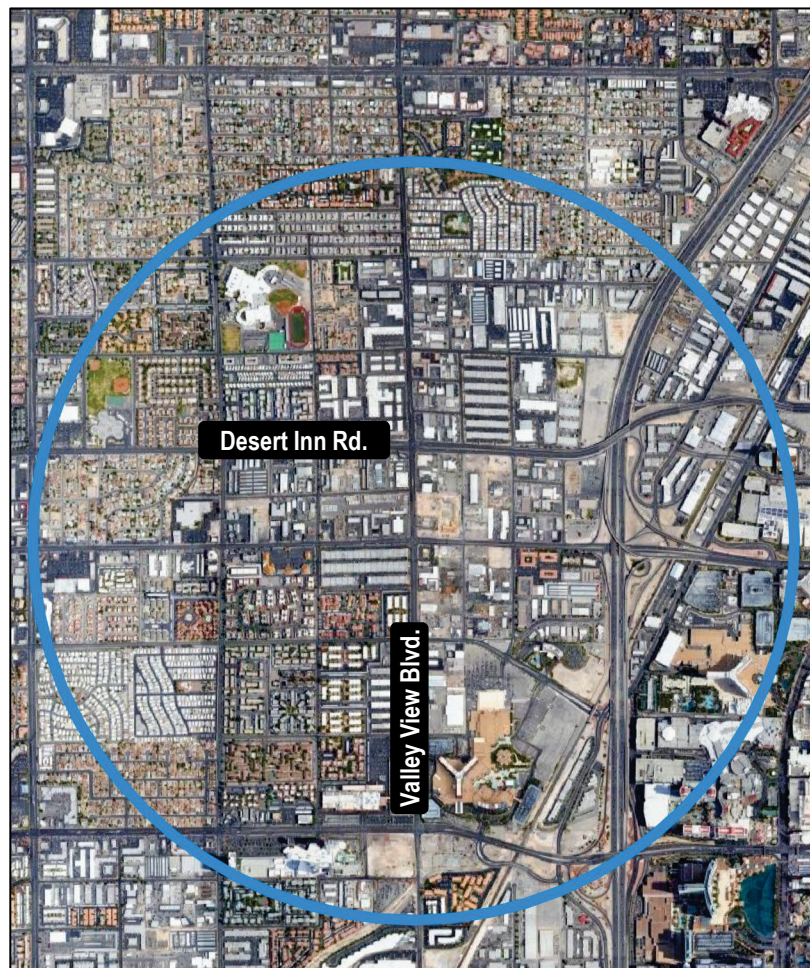


Non-Residential Parcels



Potential Redevelopment Area

Area 4 – Desert Inn Road/Valley View Boulevard
Commission Districts A, E & F



Area 4 – Desert Inn Road/Valley View Boulevard

Located west of the Strip and adjacent to the commerce center in the Chinatown neighborhood, the Desert Inn Road/Valley View Boulevard area is home to primarily non-residential development, though recent development includes the Green Leaf Lotus Apartments complex.

Taxable Value Per Acre	
■	Under \$500K
■	\$500K to \$749K
■	\$750K to \$999K
■	\$1.0M to \$1.24M
■	\$1.25M to \$1.49M
■	\$1.5M to \$1.9M
■	\$2.0M and higher

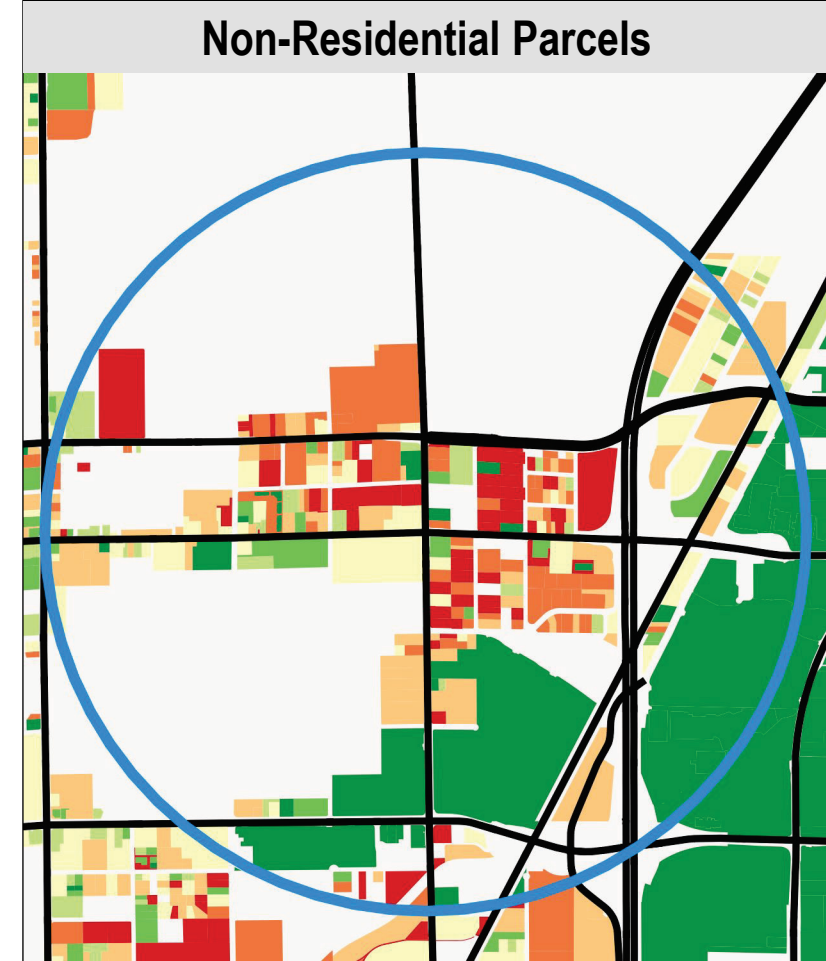
All Parcels



Residential Parcels

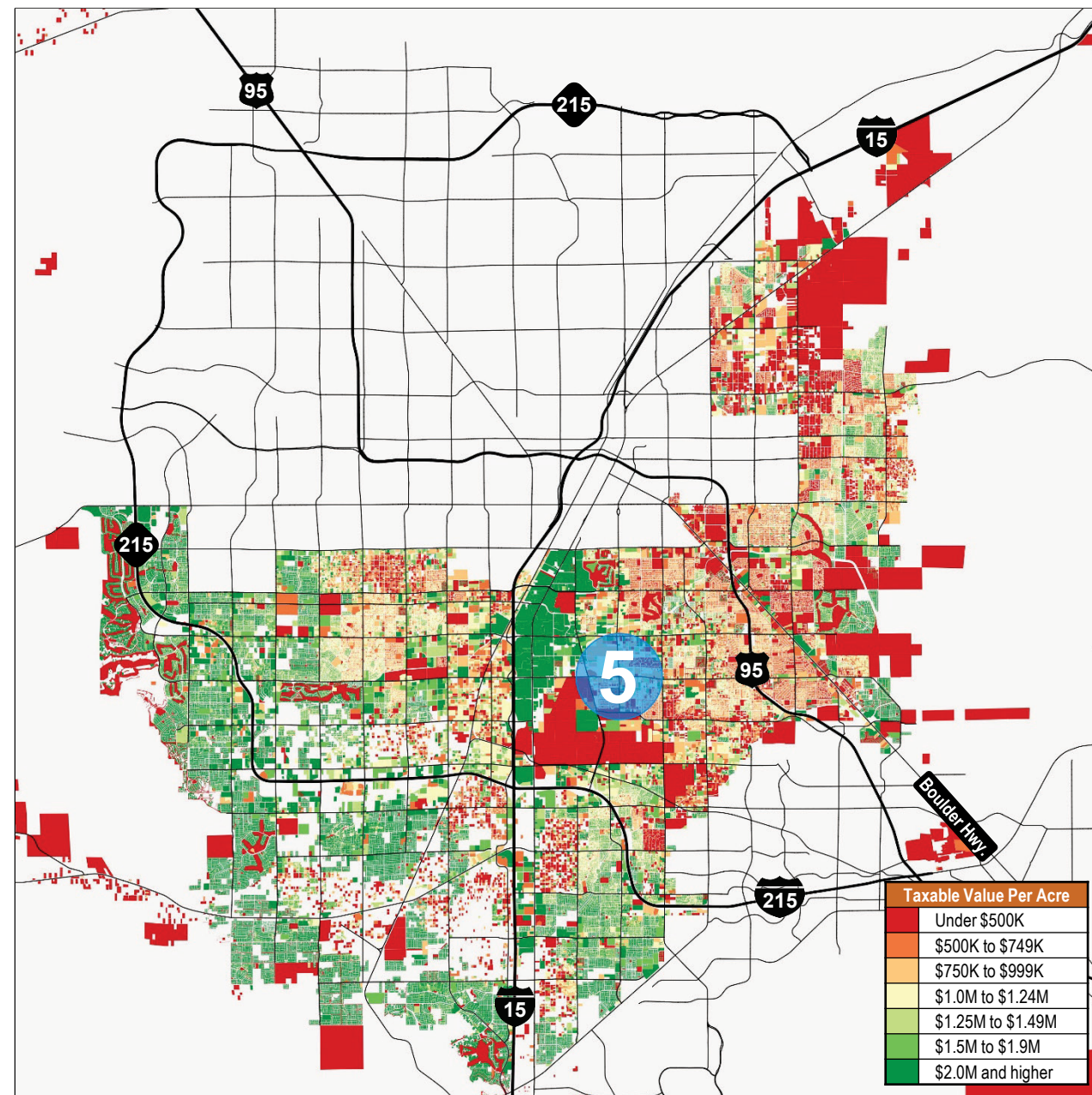


Non-Residential Parcels



Potential Redevelopment Area

Area 5 – Tropicana Avenue/Maryland Parkway
Commission Districts E and G

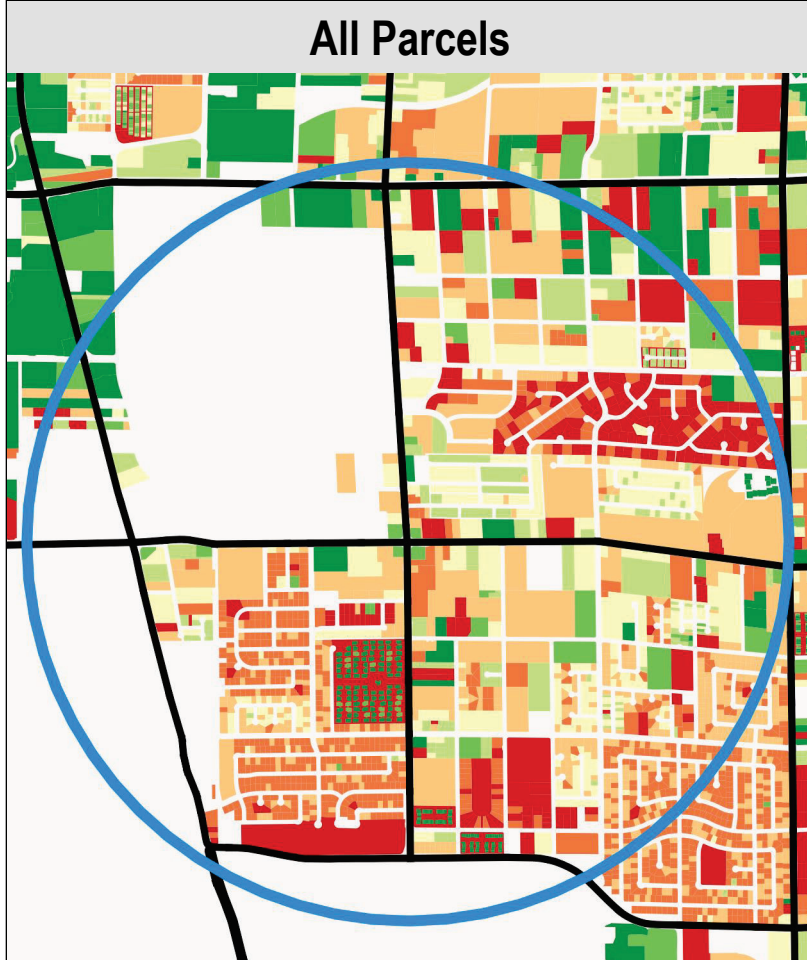


Area 5 – Tropicana Avenue/Maryland Parkway

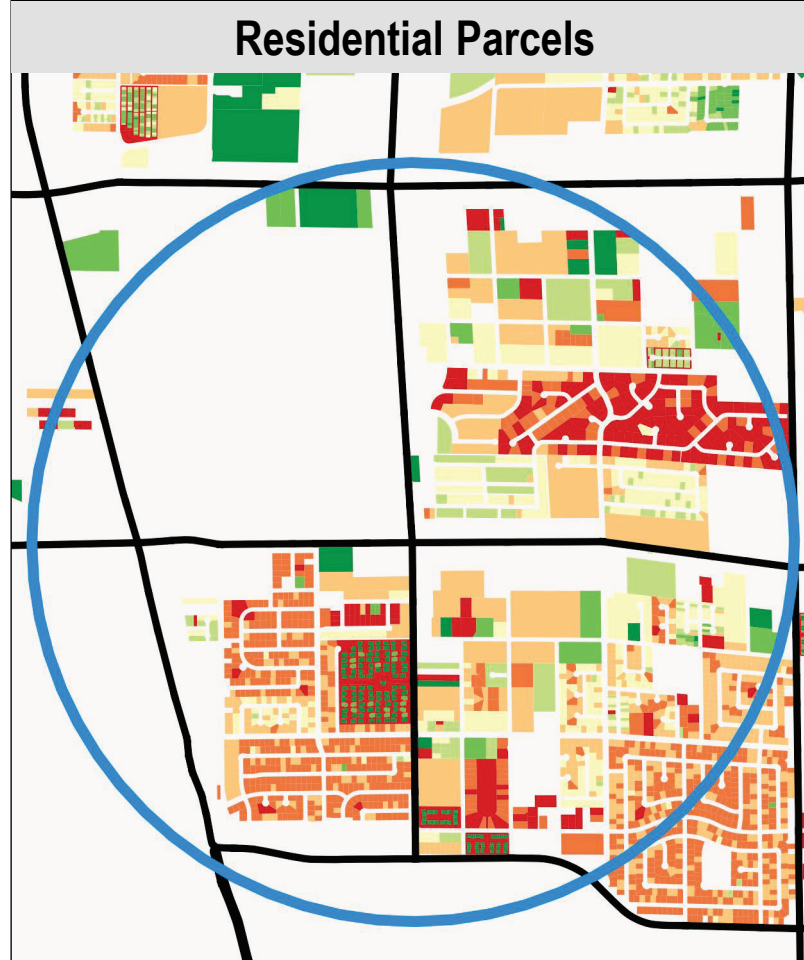
The area encompasses a mix of residential and commercial properties north of McCarran International Airport and surrounding the UNLV campus. While notable recent redevelopment has occurred, mainly near UNLV, the area contains numerous lower-valued properties that could meet redevelopment criteria. UNLV and McCarran parcels excluded below.

Taxable Value Per Acre	
■	Under \$500K
■	\$500K to \$749K
■	\$750K to \$999K
■	\$1.0M to \$1.24M
■	\$1.25M to \$1.49M
■	\$1.5M to \$1.9M
■	\$2.0M and higher

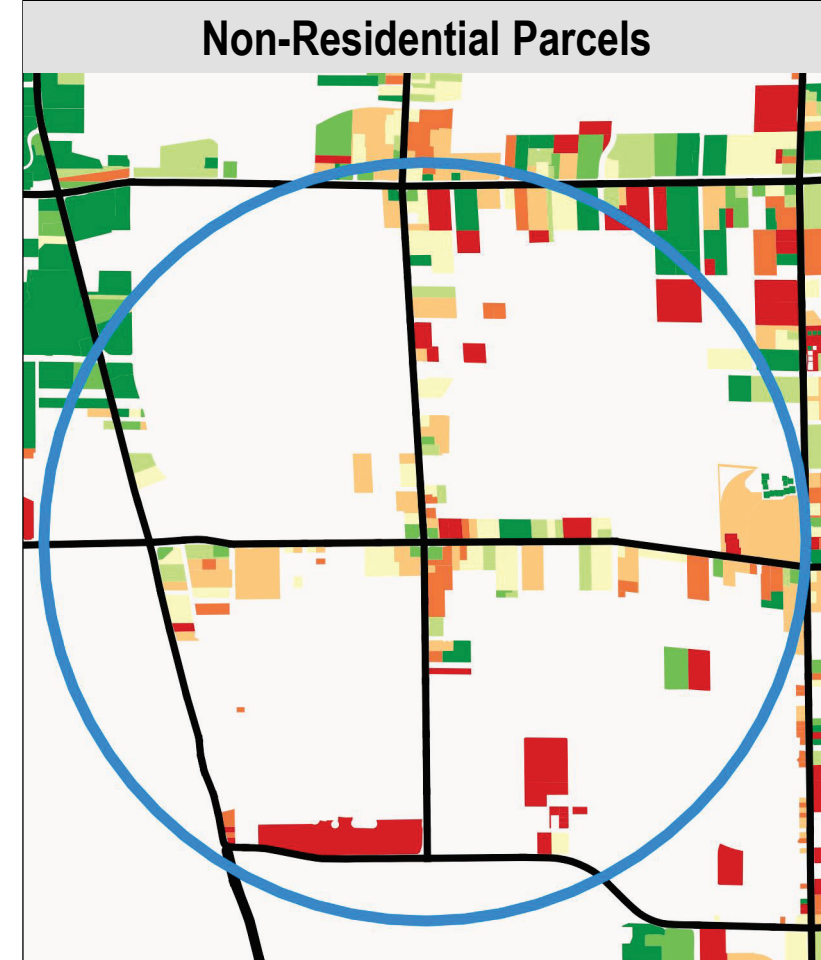
All Parcels



Residential Parcels

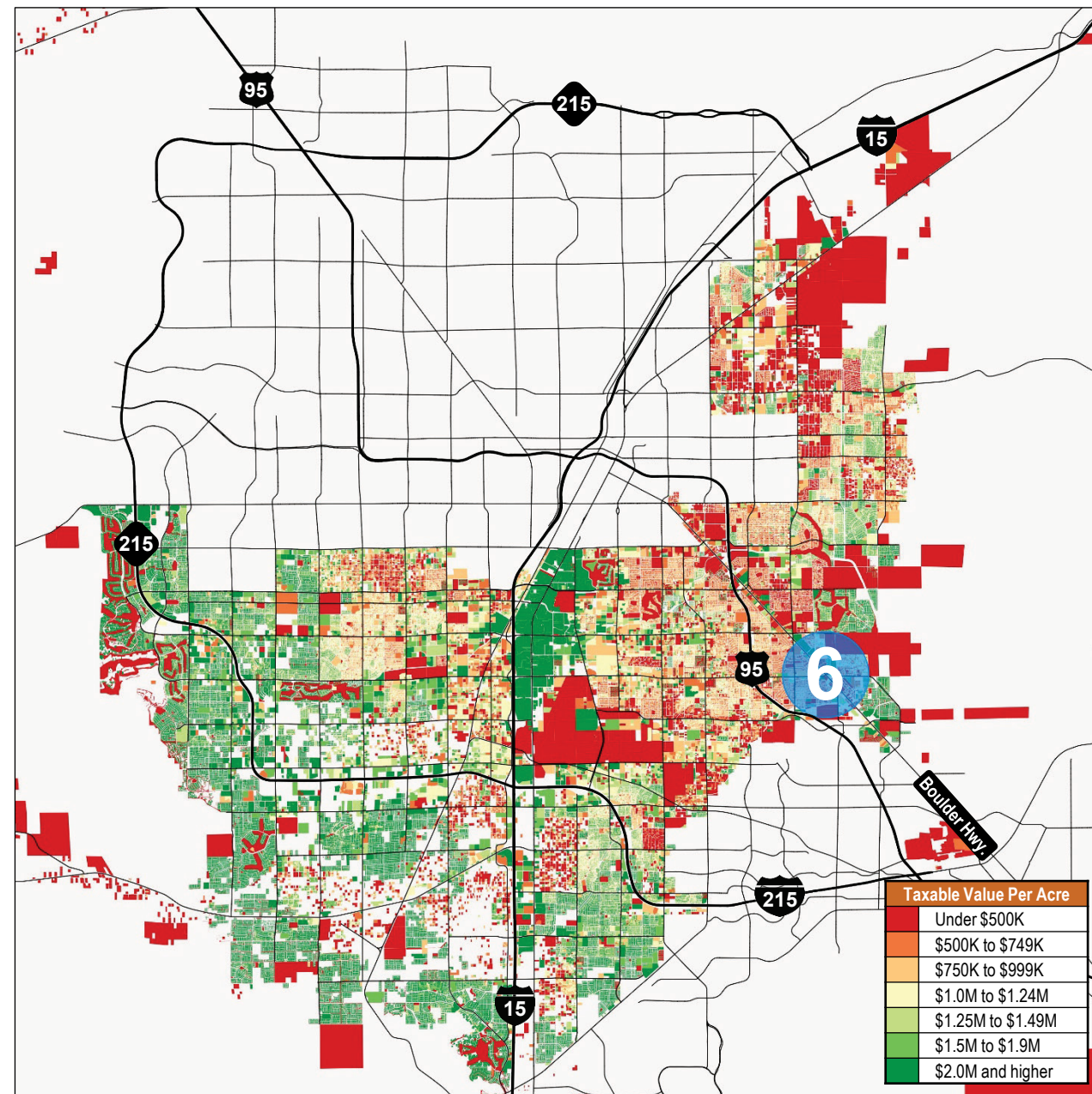
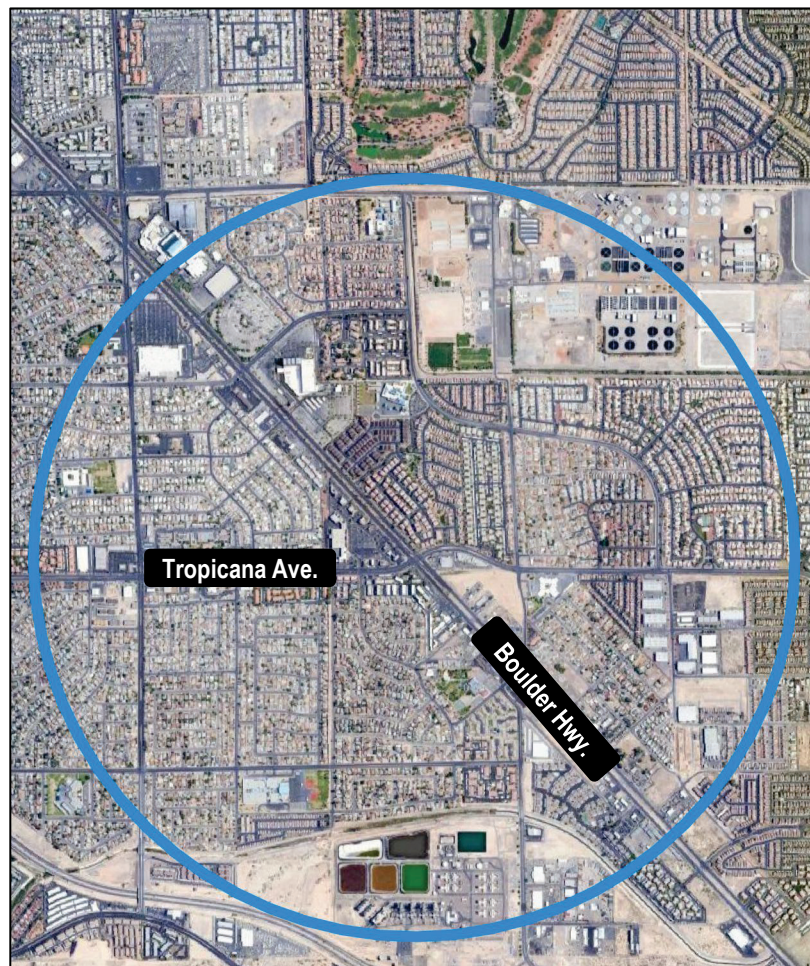


Non-Residential Parcels



Potential Redevelopment Area

Area 6 – Tropicana Avenue/Boulder Highway
Commission Districts E & G

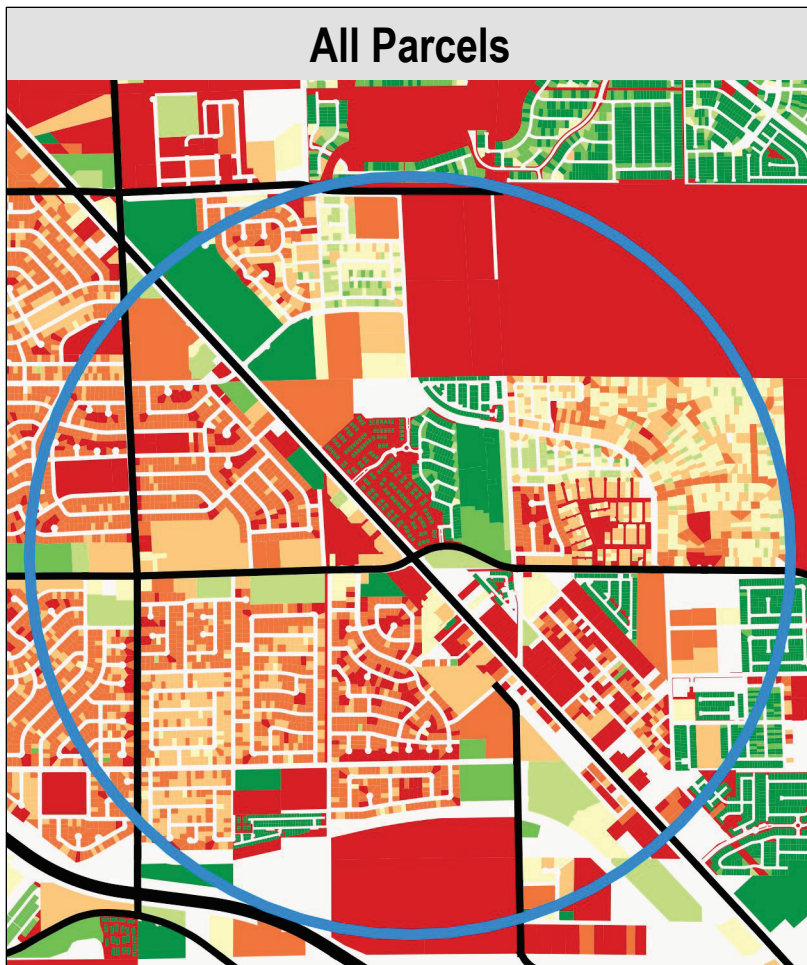


Area 6 – Tropicana Avenue/Boulder Highway

The area surrounding Boulder Highway near Tropicana Avenue represents a mix of higher-value residential and commercial development (Sam's Town) alongside lower-valued properties that hold reinvestment potential.

Taxable Value Per Acre	
	Under \$500K
	\$500K to \$749K
	\$750K to \$999K
	\$1.0M to \$1.24M
	\$1.25M to \$1.49M
	\$1.5M to \$1.9M
	\$2.0M and higher

All Parcels



Residential Parcels



Non-Residential Parcels

