



DOING BUSINESS HERE

THE BUSINESS ADVANTAGE OF LAS VEGAS STARTS HERE



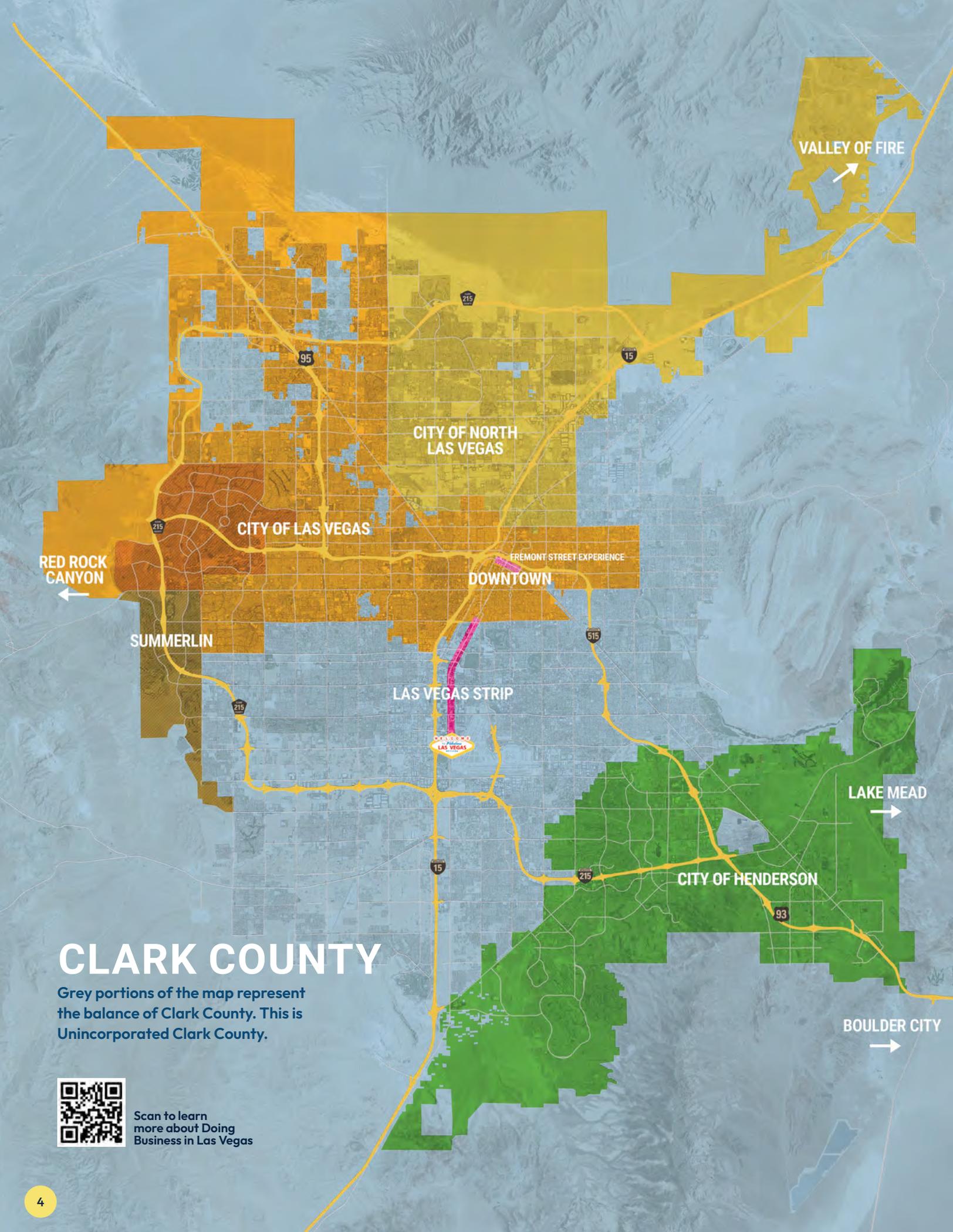




Southern Nevada is the perfect ecosystem for us to deploy our first project. The US Southwest is a hotbed of innovation across a range of climate technologies, and Nevada is an increasing force. The skilled and growing workforce, geographic proximity to many markets, and future growth of clean energy in the state are all factors that prime Nevada to be **the perfect place for us not only today but into the future.**”

–Glen Meyerowitz

CEO of Clairity Technology Inc.



VALLEY OF FIRE

CITY OF NORTH LAS VEGAS

CITY OF LAS VEGAS

LAS VEGAS STRIP

CITY OF HENDERSON

RED ROCK CANYON

FREMONT STREET EXPERIENCE

DOWNTOWN

SUMMERLIN

LAKE MEAD

CLARK COUNTY

Grey portions of the map represent the balance of Clark County. This is Unincorporated Clark County.



Scan to learn more about Doing Business in Las Vegas

BOULDER CITY

HOW WE HELP COMPANIES

INDUSTRY, OCCUPATION, & OPERATION COST DATA COMPARISON



LVGEA operates City Check, a tool that compares the long-term cost savings and quality of life benefits of doing business in the Las Vegas Valley versus other cities. Tell us more about your business and at no cost to you, LVGEA will run the numbers and provide you a “City Check” that pinpoints why locating or expanding your business in Southern Nevada is the best decision for your company.

[Scan the QR code to build your custom City Check.](#)

WORKFORCE DEVELOPMENT



LVGEA offers a dedicated workforce talent liaison who works directly with companies to recruit, hire, and train a skilled workforce. This trained professional can analyze your training and hiring needs, create a strategy to connect your business with Nevada’s workforce and identify financial incentives to help your business grow. Most importantly, our services are offered at no cost to you!

[Scan the QR code to get connected to LVGEA's Workforce Talent Liaison.](#)

PUBLIC/PRIVATE SECTOR COMMUNITY



While Southern Nevada is known for being a melting pot community, boasting a population in excess of 2 million residents, the community remains tightly knit and accessible through a few degrees of separation. As the regional development authority for Southern Nevada since 1956, our team and membership provide new and expanding businesses with one to two degrees of separation within Nevada’s public and private sectors.

[Scan the QR code to connect with LVGEA's Business Development Team.](#)

FOREIGN TRADE ZONE



For businesses engaged in international trade, becoming a Foreign Trade Zone (FTZ) operator can provide a competitive edge. Companies that operate within an FTZ can defer or eliminate duties on imported goods until they’re released into the U.S. market, saving money and reducing cash flow requirements.

[Scan the QR code to learn more about the benefits of a Foreign Trade Zone designation.](#)

TAX ABATEMENTS



LVGEA offers advocacy and expertise with preparing applications for state-based incentives to assist regional, national, and global marketplace companies relocating into or expanding within Southern Nevada. State incentives include abatements toward reducing a business’s sales and use tax, modified business tax, and personal property tax for a predetermined period of time.

[Scan the QR code to learn more about the available tax abatements.](#)



DOING BUSINESS HERE



BY THE NUMBERS

LAS VEGAS ECONOMIC SNAPSHOT



Economic Snapshot, 2025 Q1

WHY LAS VEGAS?

LAS VEGAS IS ALIVE WITH OPPORTUNITY

More than 2.4 million people call Southern Nevada home, and the region consistently leads the nation in job growth. Las Vegas is strategically located near Southern California's ports, and a connected international airport makes it easy to access your customers. Nevada's absence of a corporate and personal income tax also makes it an attractive option for companies wanting access to California's market without the California tax burden.

STRATEGIC LOCATION

Enjoy the benefits of being *near* California, without being *in* California.

PORTS

Las Vegas has easy access to five major US ports, including the ports at Long Beach and Los Angeles. The Port of Los Angeles is the busiest container port in North America, a ranking it has held for more than two decades.

ACCESS TO
5
MAJOR US PORTS



AIRPORT

8TH Harry Reid International Airport (LAS) is the 8th busiest airport in the U.S., **servicing more than 58 million passengers per year.**



With direct service to 150+ cities both domestically and internationally, and more than 550 flights per day, business leaders can access markets across the globe at a moment's notice.

252.9M

pounds of cargo moved annually

24

cargo carriers actively operate at LAS

200,930

sq. ft. of freight and distribution space

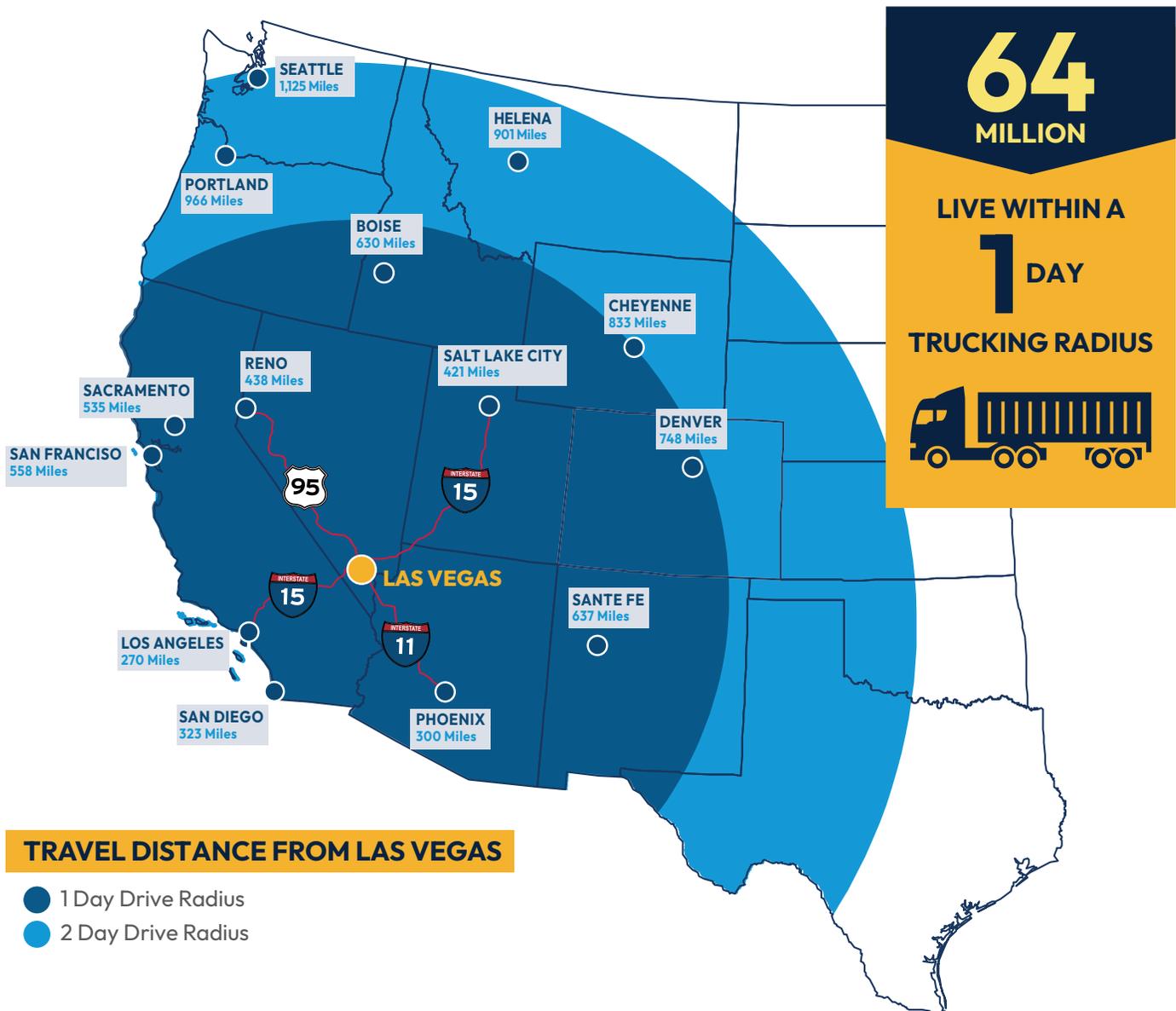
ROADS

More than **64 million people live within a one-day trucking radius of Southern Nevada**, making it easy and convenient to ship to your clients. Plus, nearly every state west of the Mississippi River is within a two-day delivery window.

I-15 provides a direct connection between Las Vegas and Los Angeles, with drive times averaging under four hours. Salt Lake City is a six-hour drive north along I-15.

US Highway 95 not only links Las Vegas in Southern Nevada to Reno in Northern Nevada, but it also extends further north and south, extended from the Canadian border to Mexico.

The future I-11 corridor will run from Reno to Las Vegas, eventually connecting Southern Nevada with the Phoenix metropolitan area.



64
MILLION

LIVE WITHIN A
1 DAY
TRUCKING RADIUS



TRAVEL DISTANCE FROM LAS VEGAS

- 1 Day Drive Radius
- 2 Day Drive Radius

RAIL

Union Pacific provides the Las Vegas region with superb Class 1 rail service, with efforts underway to expand rail access through a freight rail connection between Las Vegas and Reno, as well as a new rail spur to the Apex Industrial Park.



Brightline West will soon provide a high-speed passenger rail connection between Southern California and Las Vegas.

11M
passengers
annually

218-MILE
route at speeds of up
to 200 miles per hour

2 HOURS
travel time between the
two destinations

FOREIGN TRADE ZONE



For businesses involved in international trade, the **Foreign Trade Zone can provide a competitive edge.** The program allows companies to defer duties and tariffs until imported goods exit the zone and are distributed domestically for consumption. Re-exported goods receive additional benefits in the form of duty and tariff exemptions.

LVGEA is the grantee for Foreign Trade Zone 89 and can assist your business with establishing, operating, and maintaining a foreign trade zone designation.



Scan to view Foreign Trade Zone Brochure

BUSINESS FRIENDLY ENVIRONMENT

Offering one of the lowest tax burdens in the nation, Nevada is consistently ranked by the likes of Forbes, Inc. and Money magazine as having one of the best overall business climates in the nation. Nevada's tax structure is designed to be less burdensome to both businesses and their employees, making it an attractive destination for companies.

TAX STRUCTURE



- NO corporate income tax
- NO personal income tax
- NO franchise tax
- Minimal employer payroll tax
- NO inheritance or gift tax
- NO estate tax
- NO admission tax
- NO unitary tax

Connect with our team for your custom comparison



COMPETITIVE COST OF DOING BUSINESS

| OPERATING COST COMPARISONS | Las Vegas | Phoenix | San Diego | Salt Lake City |
|--|-----------|---------|-----------|----------------|
| Workers Compensation Cost (per \$100 in Payroll) | \$1.00 | \$0.87 | \$2.26 | \$0.86 |
| Payroll Tax | 1.2% | 5.10% | 6.6% | 4.9% |
| Unemployment Insurance Tax (Max Rate) | 5.4% | 18.8% | 6.2% | 7.0% |
| Corporate Income Tax Rate (Highest Bracket) | 0.00% | 4.90% | 8.84% | 4.85% |
| Office Market Avg. Asking Rents PSF | \$2.64 | \$2.59 | \$3.34 | \$2.18 |
| Industrial Market Avg. Asking Rents PSF | \$1.11 | \$1.00 | \$1.57 | \$0.77 |
| Commercial Electric Rates (Per kWh) | \$0.105 | \$0.128 | \$0.253 | \$0.085 |
| Industrial Electric Rates (Per kWh) | \$0.085 | \$0.080 | \$0.220 | \$0.068 |
| Commercial Natural Gas Rates (Per 1000 cu.ft.) | \$13.69 | \$12.21 | \$13.87 | \$11.41 |
| Industrial Natural Gas Rates (Per 1000 cu.ft.) | \$10.69 | \$5.37 | \$14.07 | \$9.99 |

LVGEA City Check, Q4, 2024



NEVADA TAX ABATEMENTS

Nevada offers qualifying businesses tax incentives to assist companies with relocating to or expanding into Southern Nevada. Additional Special Tax Abatement Packages are available for large projects investing \$1 Billion or more in capital expenditure and meeting other state requirements. **LVGEA offers complimentary expertise and advocacy to companies applying for state tax abatements.**

SALES & USE TAX ABATEMENT



Taxes reduced to 2% for new businesses and 4.6% for expanding businesses for up to 2 years

MODIFIED BUSINESS TAX ABATEMENT



Up to 50% abatement for up to 4 years on quarterly wages

PERSONAL PROPERTY TAX ABATEMENT



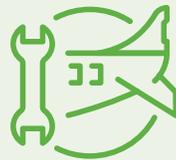
Up to 50% abatement for up to 10 years on a business' personal property

DATA CENTER TAX ABATEMENT



Partial sales and use and personal property tax abatements for data centers

AVIATION PARTS TAX ABATEMENT



Partial sales and use and personal property tax abatements for aviation companies

REAL PROPERTY TAX ABATEMENT FOR RECYCLING



Up to 50% abatement for up to 10 years on real and personal property for qualified recycling businesses

EASE OF ACCESS

Las Vegas offers big city experiences with small town connections. LVGEA is your connection to the region's power players. LVGEA's business development team can help you get plugged into Las Vegas' business ecosystem.

- Connect with elected officials
- Get introduced to local real estate experts
- Access to the largest business board in Nevada
- Licensing and permitting expertise
- Low regulatory environment

WHO'S HERE

While Las Vegas may best be known for its world-renowned gaming and hospitality industry, it's not the only game in town. The Las Vegas region offers a business-friendly environment for a diverse range of industries, including **healthcare and biotech, professional services, fintech, media and entertainment, logistics and distribution, and advanced manufacturing.**

Here are just a few of the many companies choosing to make Southern Nevada home.



WHERE TO FIND YOUR WORKFORCE

LAS VEGAS' SKILLED WORKFORCE

The Southern Nevada economy is growing both in the size of available workforce and in the productivity of each worker. In the past decade, Las Vegas has **gained more than 340,000 residents and 238,000 employees**. With- in the next two decades, the Center for Business and Economic Research at UNLV **anticipates growth in GDP of 52.8% for the Las Vegas area**. Concurrent with projected employment growth of 18.8%, this indicates that for **every additional employee over the next 20 years, Las Vegas will gain, on average, \$295,000 in GDP**.

LAS VEGAS' CURRENT WORKFORCE



1.16M

Total
Employment



2.1%

Year over Year
Job Growth



153,744

Employees with Graduate
Degrees or Higher



295,667

Employees with
Bachelor's Degrees



140,373

Employees with
Associate Degrees



381,545

Employees with
Some College



457,322

Employees with
High School Degrees



\$1,056

Average
Weekly Wages



LABOR FORCE AVAILABILITY



Wondering about the specific types of employees living in the region or the pipeline of talent currently attending one of the region's higher education institutions? **LVGEA can provide customized labor force availability assessments based on the types of employees you need.**



WHERE TO FIND YOUR WORKFORCE

TALENT PIPELINE

Las Vegas is home to **eight major higher education institutions**, including the University of Nevada, Las Vegas, a top-tier R1 research university serving more than 30,000 students. The region's higher education institutions offer hundreds of specialized degree and certification programs to **more than 72,000 students annually**. Nevada leaders invest heavily in the state's education system, recently approving \$200 million in additional funding to support employee raises and an additional \$66 million for one-time initiatives, including nursing program expansion and enrollment recovery at five institutions.

TOTAL STUDENTS ENROLLED IN HIGHER ED



Source: Applied Analysis. Data reflects enrollment for the Fall 2023–2024 academic year



UNIVERSITY OF NEVADA, LAS VEGAS (UNLV)

UNLV is a R1 research institution offering more than 220 undergraduate, masters, and doctoral degree programs, including internationally and nationally recognized programs in engineering, business, and hotel administration. UNLV consistently ranks as one of the nation's most diverse universities for undergraduates, with more than **65% of its 30,000 students identifying as part of a racial or ethnic minority**. UNLV is home to Nevada's only law and dental schools, and offers 27 certificate programs to provide upskilling opportunities for working professionals.

COLLEGE OF SOUTHERN NEVADA (CSN)

CSN is the largest and most ethnically diverse college in Nevada, with three main campuses in Las Vegas, North Las Vegas, and Henderson serving 30,000 full and part-time students. **CSN offers 180 degrees and certificates in more than 70 academic programs** – with 26 degrees and certificates available entirely online. The college focuses on providing affordable education and workforce training, and recently partnered with the City of Henderson to open the Center of Excellence, a cutting-edge facility dedicated to advancing the college's robust manufacturing training program.



NEVADA STATE UNIVERSITY (NSU)

Founded in 2002, Nevada State is located in Henderson and is **one of the nation's fastest growing universities**. The school serves a majority of first-generation students, adult learners, students of color, and immigrants. The rapidly growing institution has added several new buildings in recent years, including a new all-digital library, student services center, and nursing program facilities. The university offers **60 academic programs** to its 7,200 students.



UNIVERSITY OF PHOENIX

As a private, for profit institution, **University of Phoenix provides skills-based, career-relevant, online education** to over 80,000 working adult students nationally. Annual local enrollment averages approximately 1,100 students, and over 30,000 alumni reside in Southern Nevada. UOPX offers associates, bachelors, masters, and doctoral programs, as well as certificate and professional development options to upskill and reskill the workforce.

WESTERN GOVERNORS UNIVERSITY, NEVADA

WGU Nevada is a partnership between the state of Nevada and nationally recognized Western Governors University, with a mission to expand access to **affordable higher education through online, competency-based programs that address key workforce needs**. The university offers more than 60 bachelor's and master's degrees in the high-demand fields of business, IT, teacher education, and healthcare, and serves more than 3,400 students in Nevada. The university recently launched a Software Developer Registered Apprenticeship Program to connect graduating students with in-demand jobs in the tech industry.



DESERT RESEARCH INSTITUTE (DRI)

The Desert Research Institute is a recognized **world leader in basic and applied environmental research** and serves as the non-profit research arm of the Nevada System of Higher Education. With campuses in both Las Vegas and Reno, the DRI employs 600 highly-skilled scientists, engineers, technicians, students and staff who work across three research divisions conducting research on global climate change, water quality, air quality, land sustainability, and life in extreme environments. **DRI's research has informed policymakers, business leaders, and community members in Nevada since 1959.**

REGIONAL MEDICAL SCHOOLS



KIRK KERKORIAN SCHOOL OF MEDICINE AT UNLV

Located in the Las Vegas Medical District, the Kirk Kerkorian School of Medicine at UNLV graduated its first class of students in May 2021. **Fully accredited, the school currently has 252 medical students, 150 faculty physicians, and more than 300 medical residents and fellows.** With a recently completed medical education building, including state-of-the-art medical classrooms and simulation center, the school continues to grow. The school operates UNLV Health, which provides care to more than 19,000 patients per month.

TOURO UNIVERSITY NEVADA

Touro University Nevada is a private university that opened in Henderson in 2004 to address the region's critical needs in healthcare. As the **state's largest medical school**, Touro educates more than 1,600 students annually in a wide variety of degree programs, including osteopathic medicine, physician assistant studies, nursing, occupational therapy, and physical therapy. The university's Henderson campus includes a multi-specialty health center and a multi-disciplinary Center for Autism and Developmental Disabilities.



ROSEMAN UNIVERSITY OF HEALTH SCIENCES

Founded in 1999 in Henderson, Nevada, Roseman University of Health Sciences is a non-profit institution training healthcare professionals through its Colleges of Dental Medicine, Pharmacy, Nursing, and Graduate Studies. With campuses in Nevada and Utah, the university offers block-style courses, allowing students to focus on one subject at a time. Recognized as a Research College and University (RCU) in the 2025 Carnegie Classifications, Roseman has become a key research destination, contributing significantly to advancements in healthcare and education.



TRADE & TECHNICAL PROGRAMS

Not all jobs require a higher education degree. Many in-demand trades, including medical assistants, aviation mechanics, and HVAC specialists, only require vocational training. **There are several dozen private trade and technical schools in the Las Vegas region that focus on hands-on training and offer professional certification and two-year associate degrees.** Trade schools often offer students a quicker route to a new career without the student loan debt that can come with a traditional higher education degree.

JUST A FEW OF THE MANY TRADE & TECHNICAL PROGRAMS IN LAS VEGAS:

NEVADA CAREER INSTITUTE

Provides career training to Las Vegas students in the careers of medical assistants, dental assistants, pharmacy technicians, medical insurance billing, and office administration.

PIMA MEDICAL INSTITUTE

Provides students with hands-on learning opportunities in the dental, medical, and veterinary fields.

AMERICAN CONTRACTORS INSTITUTE

Nevada's only locally owned and operated online contractor's exam test prep school.

PROFESSIONAL INSTITUTE OF TECHNOLOGY

Offers a variety of programs in accounting, bookkeeping, project management, information technology, and computer skills.

NORTHWEST CAREER COLLEGE

Family owned and operated vocational college offering degrees and certificates in business administration, criminal justice, healthcare administration, massage therapy, and legal assistant.

VITICUS GROUP

Cutting-edge technology courses for veterinary and human health professionals.

CAE

Civil aviation training

REAL ESTATE



Connect with
a Broker

WHERE YOU'LL WANT TO WORK

Whether you're a manufacturer looking for industrial space, an ecommerce business searching for a warehouse, or a company looking to relocate a regional or corporate headquarters, Las Vegas has a space for you! Below are just a few highlights of office and industrial offerings around the region.

Check out LVGEA's Data Portal to learn more about the region's real estate: lvgea.org/data-portal

UNCOMMONS

The live-work-play trend has arrived in Las Vegas with the opening of UnCommons, a mixed-use community in the southwest valley. The 40-acre project includes half a million square feet of office space, a 5,000 square foot conference and event pavilion, 830 apartments, and more than a dozen food and beverage options. DraftKings, CBRE, Deloitte, and Newmark are just a few of the new complex's tenants.

DOWNTOWN SUMMERLIN

This walkable urban center in the heart of the Summerlin neighborhood is filled with office buildings, shopping, luxury apartments, and dining. Businesses have the option of three Class-A office buildings: One Summerlin with 206,000SF, Two Summerlin with 145,000SF, or 1700 Pavilion, the newest offering with 267,000SF. After work, shop at one of the development's 125 stores, catch a game at the Las Vegas Ballpark, or watch the Vegas Golden Knights practice at City National Arena.

DOWNTOWN LAS VEGAS

If you're looking for a more urban office experience, downtown Las Vegas is your scene. The growing Downtown not only has character and historical buildings, it also has easy access to local highways and lunch spots, with more development announced regularly. Plus, after work enjoy a craft beer on Brewery Row, shop for local artwork in the nearby Arts District, or head to Fremont Street for some people watching. Companies moving to downtown would join the likes of Zappos and the City of Las Vegas.

APEX INDUSTRIAL PARK

Located in North Las Vegas off Interstate 15 at U.S. Highway 93, this 18,000-acre industrial park has about 7,000 acres left for development with six large projects currently underway. The city has invested more than \$63 million to date to bring water and sewer infrastructure to the park, with additional infrastructure in the planning stages.

WEST HENDERSON

Located along the Interstate 15 corridor in the southern part of the valley, this area offers 26 million square feet of existing, under construction, and planned industrial space. The area is home to the Las Vegas Raiders headquarters, Levi Strauss, Kroger, Amazon, and the College of Southern Nevada's Center of Excellence, a new advanced manufacturing center.

YOU'RE IN GOOD COMPANY

LITHION BATTERY ELECTRIFIES LAS VEGAS' ECONOMY

When you think of lithium-ion batteries, the first thing that comes to mind may be electric vehicles. But many daily items, including cell phones and electronics, are also powered by lithium-ion technology.



Lithion Battery, located in Henderson, operates a battery manufacturing facility that focuses on producing lithium-ion batteries, battery packs, and energy storage systems for residential, commercial, and industrial clients.



We think of Lithion as the electrification of everything else. We don't do passenger vehicles, but we build batteries for everything else.

TYLER ARMSTRONG,
President & CEO
of Lithion Battery.

The company is also built a second factory in Henderson in November 2024 that produces cylindrical cells used in their battery packs, a first of its kind facility outside China.

Armstrong says Lithion chose Southern Nevada for its operations for a few reasons, including the region’s history with the lithium industry.

“There were already lithium businesses located here, so the technology and talent pool already existed here. Nevada’s climate and the low humidity is also necessary for our manufacturing facilities. Plus, the state’s business friendly tax and regulatory climate was a perfect fit for us.”



Lithion Battery has been approved as an Foreign Trade Zone designation, which allows companies to defer duties and tariffs until imported goods exit the zone or receive duty exemptions for reexported goods. The program, which is overseen by LVGEA, makes it more advantageous to manufacture goods in the U.S.



“If we bring in \$10 million in equipment, we pay a 27% tariff on that,” says Armstrong. **“The Foreign Trade Zone allows us to bring that equipment in without having to pay the tariff, so we save \$2.7 million.** It not only makes our business more profitable, but it also allows us to expand our manufacturing capabilities and hire more people.”



CURRENTLY EMPLOYS
485
 PEOPLE

EXPECTED GROWTH TO
500
 PEOPLE IN THE
 NEXT SEVERAL YEARS



Learn more about Lithion Battery’s Southern Nevada operations

TRUTH ON TAP

WATER INFRASTRUCTURE & CONSERVATION IN VEGAS

Yes, we have water.

Contrary to what you might hear in the national media, Las Vegas is not running out of water. In fact, **Southern Nevada is the most water secure region in the desert Southwest.**



Vegas captures and recycles every drop of indoor water.



Vegas is a global leader in water conservation.



Southern Nevada has a 50-year regional water plan



829,000
population increase
since 2003



51%
water usage
decreased in that time



The Southern Nevada Water Authority (SNWA) is a not-for-profit regional water agency formed to address Southern Nevada's unique water needs on a regional basis. **SNWA serves 2.3 million residents and more than 40 million annual visitors.** Member agencies include the Las Vegas Valley Water District, the Clark County Reclamation District, the cities of Las Vegas, Henderson, North Las Vegas, and Boulder City, and the Big Bend Water District in Laughlin.

Get the facts
about water in
Southern Nevada



ENERGY & UTILITY INFRASTRUCTURE



Power reliability and affordability are important requirements for businesses of all sizes, and Nevada has proven it can power your business now and into the future. **Nevada ranked second for overall utility performance in the 2022 Electric Utility Performance review**, a state-by-state data review produced by the Citizens Utility Board of Illinois. The review compares the performance of the nation's utilities according to three standards of consumer value: **affordability, reliability, and environmental responsibility.**

RELIABILITY

RANK # 2



The average duration of a power outage in Nevada is **1 hour 15 minutes**, well below the **national average of just over 8 hours**

ENVIRONMENTAL RESPONSIBILITY

RANK # 20



30% of the state's energy usage is **renewable energy**

AFFORDABILITY

RANK # 14



the average cost of electricity is **\$.086 per KWh**, well below the **national average of \$0.112 per KWh**

LAS VEGAS OFFERS RELIABLE, AFFORDABLE & SUSTAINABLE UTILITIES





LIVING HERE



BY THE NUMBERS

LAS VEGAS

Las Vegas is known for a lot of things. We're one of the top five most-visited cities in America. We're the Sports and Entertainment Capital of the World. And we've probably got more celebrity chefs per capita than anywhere else in the world. **But there's more to Las Vegas than just the Strip.** We've got unique and varied neighborhoods, award-winning schools, and enough outdoor recreation to keep you busy for a lifetime. In Las Vegas, you really can have it all.



300+

Sunny days
per year



25

Minutes average
commute time



55

Celebrity chef
restaurants



7

National parks within
a 5-hour drive



647

Miles of trail
in Clark County



550

Miles of bike lanes
in Clark County



Henderson & North
Las Vegas ranked

Top 100

Safest Cities



LIVING IN LAS VEGAS

UNIQUE AND DIVERSE NEIGHBORHOODS FOR YOU AND YOUR FAMILY

SUMMERLIN

The valley's **largest master-planned community** sits in the shadow of the Spring Mountains and within a stone's throw of the Red Rock Canyon National Conservation Area, with its soaring red rocks that draw tourists from across the world. The 22,500-acre multi-generational community boasts 250 parks, 150 miles of trails, nine golf courses, and Downtown Summerlin, a vibrant walkable urban shopping center in the heart of the community.



GREEN VALLEY

The valley's first master-planned community is in Henderson, southwest of the Strip. The neighborhood boasts 4,000 single-family homes and condos, making it the **perfect location for families and young professionals**. The public schools in Green Valley are highly rated and the neighborhood set aside more than 200 acres for open space and recreation.



CENTENNIAL HILLS

In Northwest Las Vegas, Centennial Hills is a place where suburban living and scenic beauty coexist. This lively neighborhood, which is surrounded by the Sheep Mountains and is close to Floyd Lamb Park and Tule Springs Fossil Beds, is ideal for people who enjoy adventure and open spaces. With beautiful parks and over 100 miles of trails, excellent schools, and contemporary amenities like dining options, shopping, and first-rate medical care, Centennial Hills provides a relaxed, active lifestyle with ample opportunity for development and exploration.



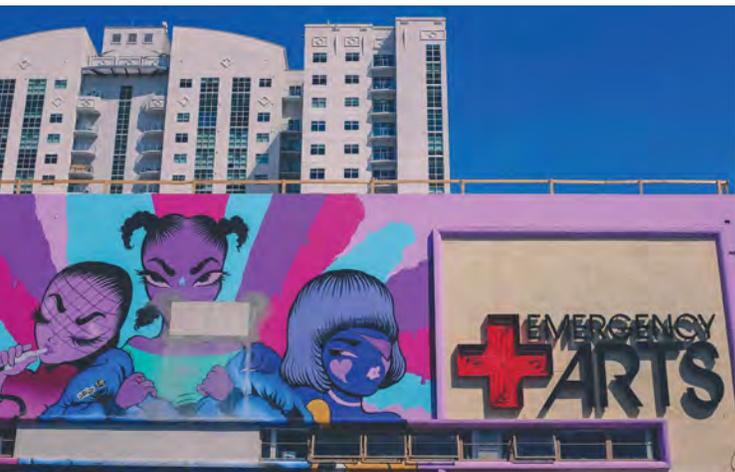


ALIANTE

North Las Vegas' largest master-planned community is located at the base of the Sheep Mountain range and is a **favorite neighborhood for military members stationed at nearby Nellis Air Force Base**. The neighborhood features a convenient commute to downtown Las Vegas and the Strip, as well as easy access to Mount Charleston and the 20-acre Aliante Nature Discovery Park.

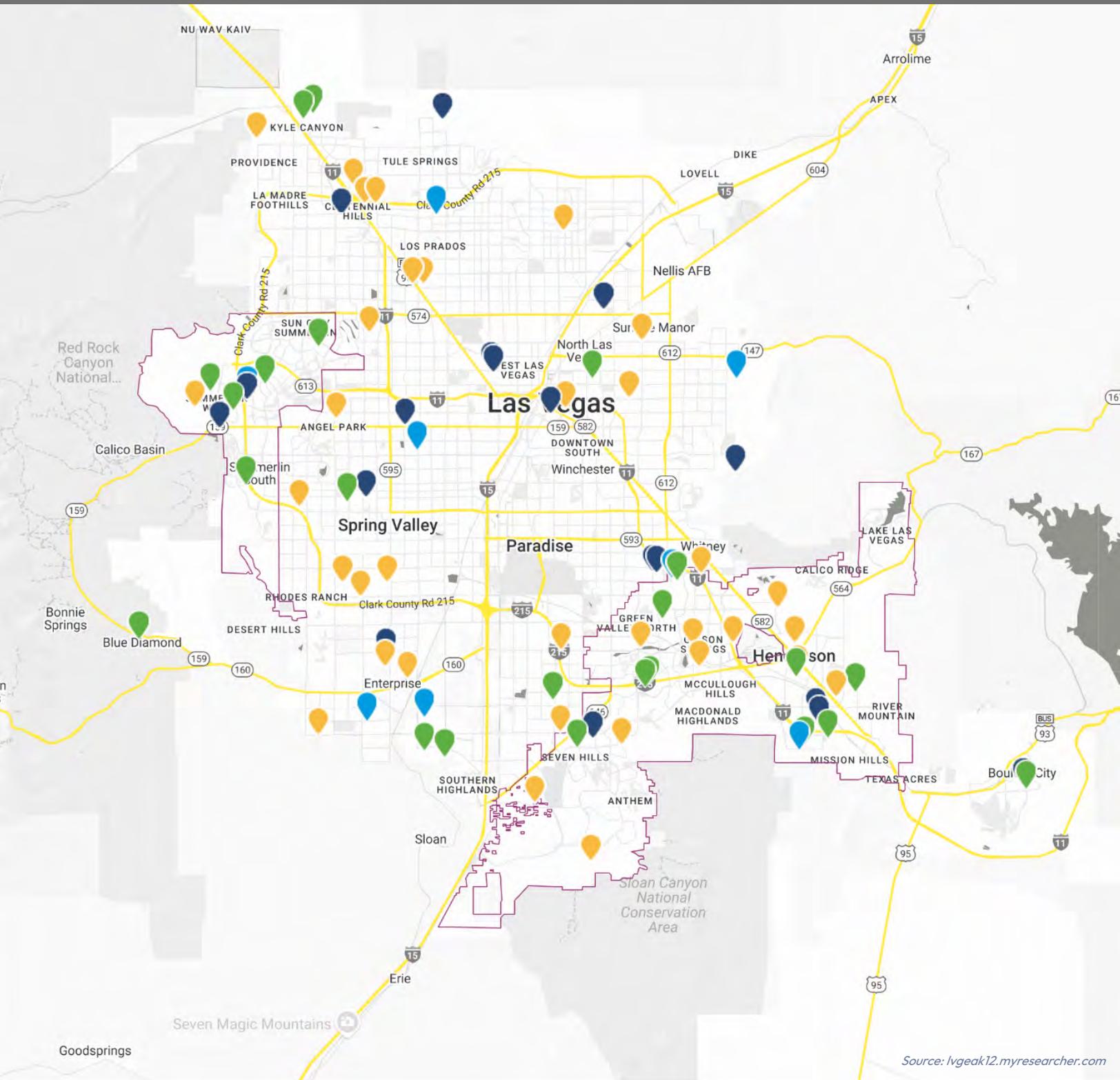
SOUTHERN HIGHLANDS

This exclusive master planned community is nestled in the scenic foothills of the valley, about 15 minutes south of the Strip. The neighborhood offers spectacular views of both the Strip and the southern valley's mountain ranges and is home to the world renowned Southern Highlands Golf Club, one of the nation's top private golf courses.



ARTS DISTRICT

If suburban life isn't your speed, check out the 18b Arts District, tucked between the Stratosphere on the north end of the Strip and the Fremont Street Experience downtown. Residents of the Arts District can enjoy an after-work craft beer on Brewery Row, shop for local artwork, and browse the lively array of locally owned shops. Most housing options in this vibrant and thriving neighborhood are apartments and condos.



Source: lvgeak12.myresearcher.com

83 4+ STAR SCHOOLS

SCHOOL LEVEL

| |
|---------------|
| Elementary-23 |
| Middle-8 |
| High-19 |
| Charter-33 |

K-12 EDUCATION CHOICES FOR FAMILIES

The Clark County School District (CCSD) is the **nation's fifth-largest school district**, meaning there is no lack of school choice options for Las Vegas families. CCSD educates more than 300,000 students annually across 385 schools, including **nationally recognized magnet schools and Career & Technical Academies (CTA)**. In Nevada, school choice allows public education funds to follow students to the schools or services that best fit their needs – whether that's to a public school, private school, charter school, or home school.



76

76 CCSD high school students have been selected as 2025 National Merit Scholarship semifinalists



1

1 CCSD student selected as 2024 U.S. Presidential Scholar



41

41 CCSD magnet programs earn national honors



National Blue Ribbon School

Roger D. Gehring Academy of Science and Technology recognized in 2024



Scan to find
the right fit
K-12 Schools

MAGNET SCHOOLS AND CAREER & TECHNICAL ACADEMIES

Magnet schools offer specialized learning themes for students who have unique interests. The Clark County School District manages 42 magnet schools, including 7 Career and Technical Academies, encompassing more than 100 programs of study. More than 72,000 CCSD students are enrolled in these programs, taking courses in advanced manufacturing, animation, aviation, computer science, cyber security, energy technologies, and nursing. In 2023, 28 CCSD magnet schools received Magnet Schools of America Merit Awards.

MAGNET SCHOOL HIGHLIGHT: SOUTHEAST CAREER AND TECHNICAL ACADEMY (SECTA)

Southeast Career and Technical Academy was named the best magnet school in the nation in 2022 by Magnet Schools of America. The school offers 11 'majors' to its 2,100+ students, including in sports medicine, automotive technology, cosmetology, culinary arts, and architecture. Students are offered work experience prior to graduation, as well as a minimum of 30 college credits.



CHARTER SCHOOLS

Charter schools in Nevada are public schools funded by the state, and are independent public schools of choice, meaning parents can choose to enroll their children. The State Public Charter School Authority (SPCSA) oversees 80 charter school campuses and approximately 60,000 students statewide. These schools are free to approach education with innovative curriculum but are ultimately still bound to the accountability of academic results. Because charter schools are public schools, supported with tax dollars, they must be open to all students.

CHARTER SCHOOL HIGHLIGHT: CORAL ACADEMY OF SCIENCE LAS VEGAS – SANDY RIDGE CAMPUS

Coral Academy of Science Las Vegas' Sandy Ridge Campus was named the #1 best charter school in Nevada and #1 best high school in Henderson in the most recent U.S. News & World Report rankings. The high school, which is a STEM-focused college-prep charter school, boasts an 84% participation rate in Advanced Placement coursework and exams, and was recognized for its diverse student body, with a minority enrollment of 63%.



PRIVATE SCHOOLS

There are more than **75 private schools offering education** throughout the Las Vegas valley. All private schools are licensed by the Nevada Department of Education and are required to provide: the minimum level of curriculum required by Nevada public schools, 180 days of instruction, and the same number of minutes of instruction per day that is required of public schools. While some schools offer tuition assistance, parents who enroll their children in private schools agree to pay tuition and fees.

PRIVATE SCHOOL HIGHLIGHT: THE MEADOWS SCHOOL

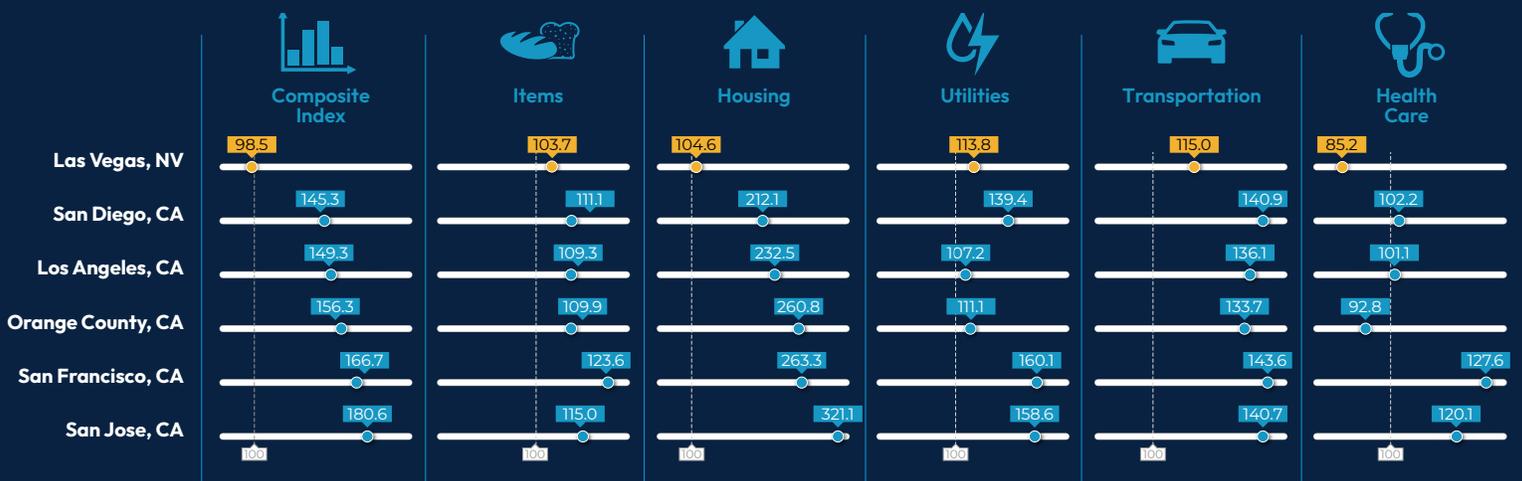
The Meadows School is a small private school in Las Vegas that for nearly 40 years has provided comprehensive college preparatory education for students in preschool through grade 12. The school boasts a **100% college placement rate** and opened a new STEM facility in 2022 that includes robotics and science labs. In addition to academic excellence, the school is also known for its athletic prowess, winning state championships in girls' golf, volleyball, football, and girls' and boys' tennis last school year.



LOW COST OF LIVING, HIGH QUALITY OF LIFE

Las Vegas offers residents world-class amenities and housing for a fraction of the price found in other western U.S. states. With a **cost-of-living index of 98.5**, Las Vegas has one of the lowest costs of living among the 30 largest metropolitan areas in the U.S. That translates into more disposable income for residents to enjoy the Southern Nevada region's high quality of life.

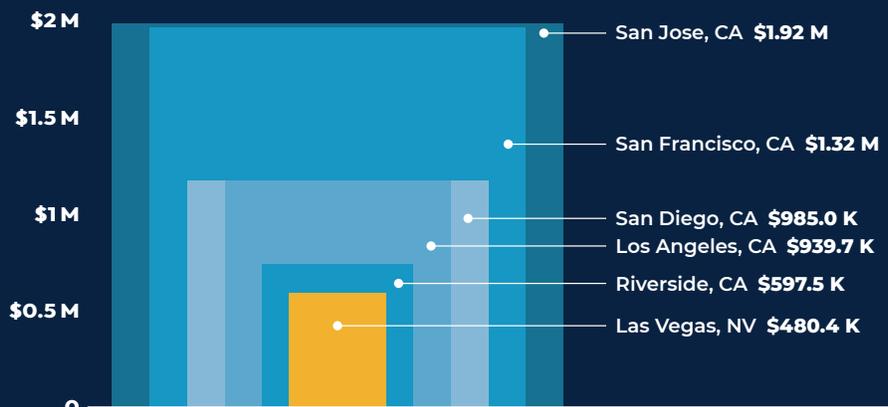
COST OF LIVING INDEX



Source: Council for Community and Economic Research

MEDIAN HOME PRICE

Las Vegas home ownership opportunity is roughly **2x greater than Southern California** and **3x greater than Northern California**.



Source: National Association of Realtors



THERE'S MORE TO LAS VEGAS THAN MEETS THE EYE.

Connect with our Business Development team to learn everything you need to know about doing business and living in Las Vegas.





+1 702-791-0000

6720 Via Austi Parkway Suite 330

Las Vegas, NV 89119

LVGEA.ORG

WE HELP COMPANIES LOCATE AND GROW IN THE LAS VEGAS VALLEY