



# An Economic Perspective





# ***CHALLENGES FACING NEVADA***

**PERSISTENTLY  
HIGH  
UNEMPLOYMENT  
RATE**

**SHRINKING  
LAND  
AVAILABILITY**

**INCREASING  
BUSINESS  
CLOSINGS**

**LOW-PERFORMING  
EDUCATION  
SYSTEM**

**SLOWING  
POPULATION  
GROWTH**

**UNDERSERVED  
HEALTHCARE  
NEEDS**

**INCREASING  
COST OF LIVING**

**HIGH RELIANCE  
ON TOURISM**

**UNATTAINABLE  
HOUSING  
ENVIRONMENT**

**AGING  
TRANSPORTATION  
INFRASTRUCTURE**



# Housing



# Healthcare



# Education



# Tourism

# ***CHALLENGE***

Residents are  
facing housing  
attainability issues



# *Factors Influencing Housing*



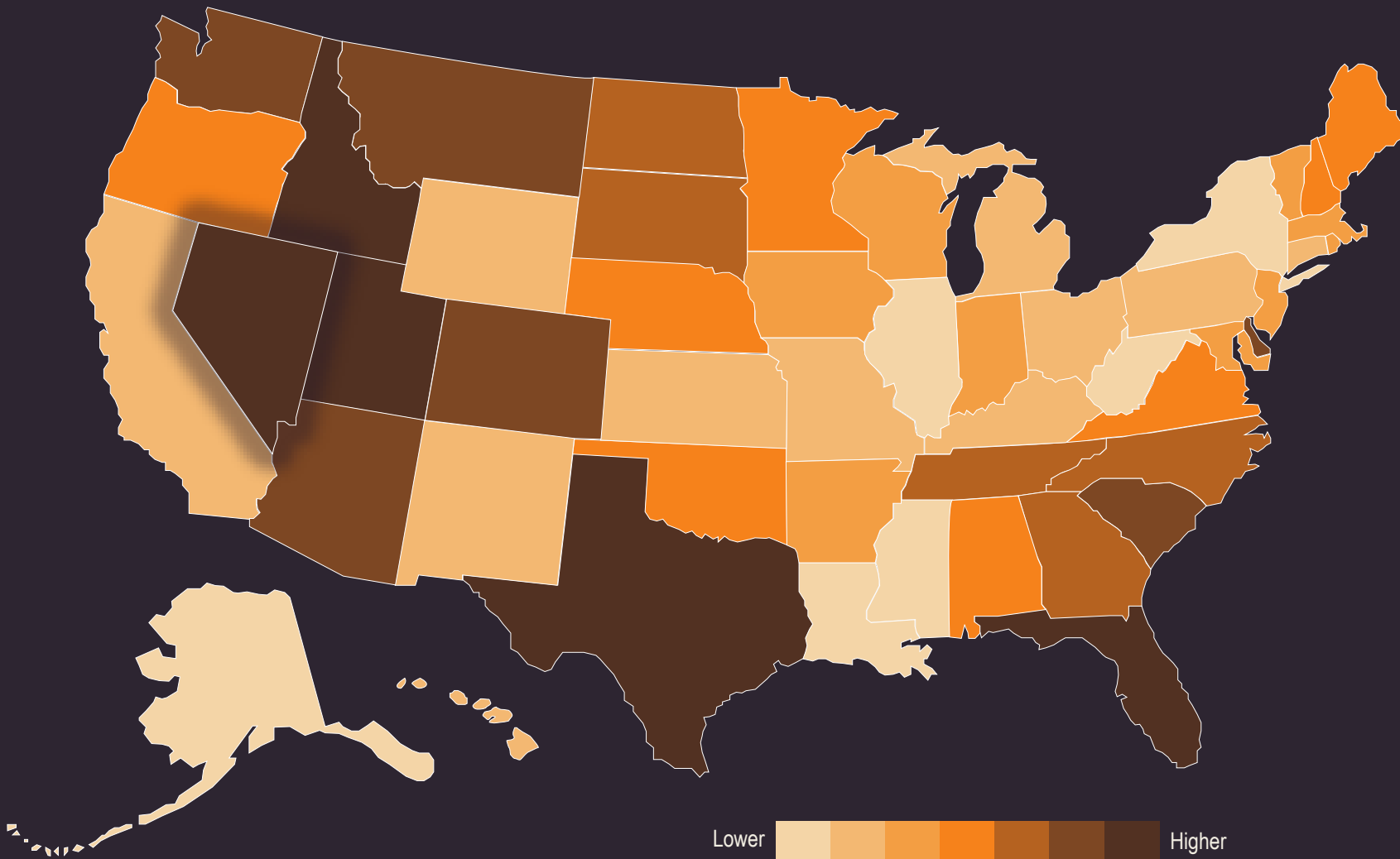
**POPULATION**



**ATTAINABILITY**

# State Population Growth

2013 TO 2023



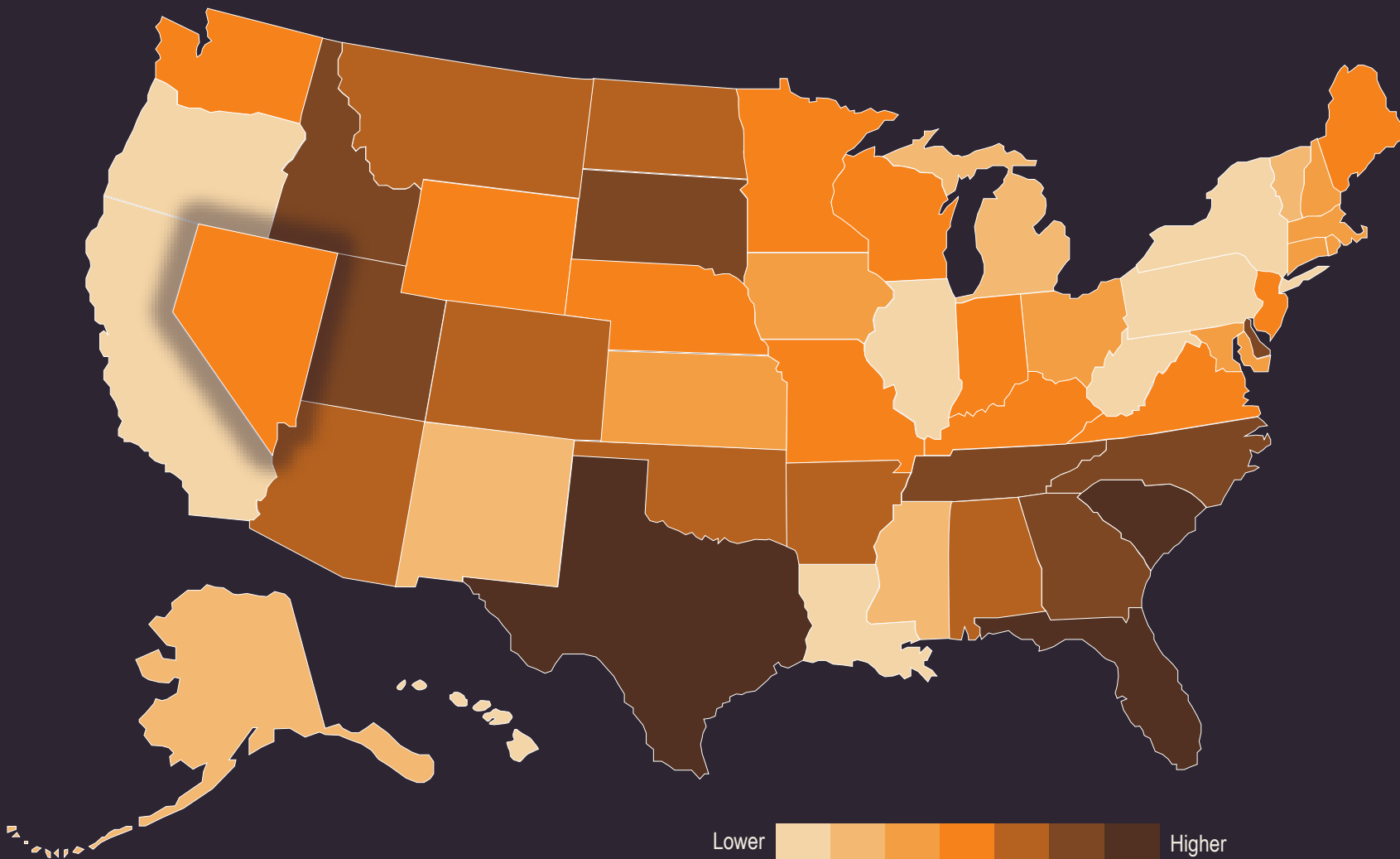
Rank	State	Growth
1	Idaho	21.9%
2	Utah	17.9%
3	Florida	15.6%
4	Texas	15.2%
5	<b>NEVADA</b>	<b>15.0%</b>
6	South Carolina	12.7%
7	Washington	12.2%
8	Arizona	12.0%
9	Montana	11.7%
10	Delaware	11.7%
<b>U.S. Average</b>		<b>5.9%</b>



Source: U.S. Census Bureau; Applied Analysis

# State Population Growth

2022 TO 2023

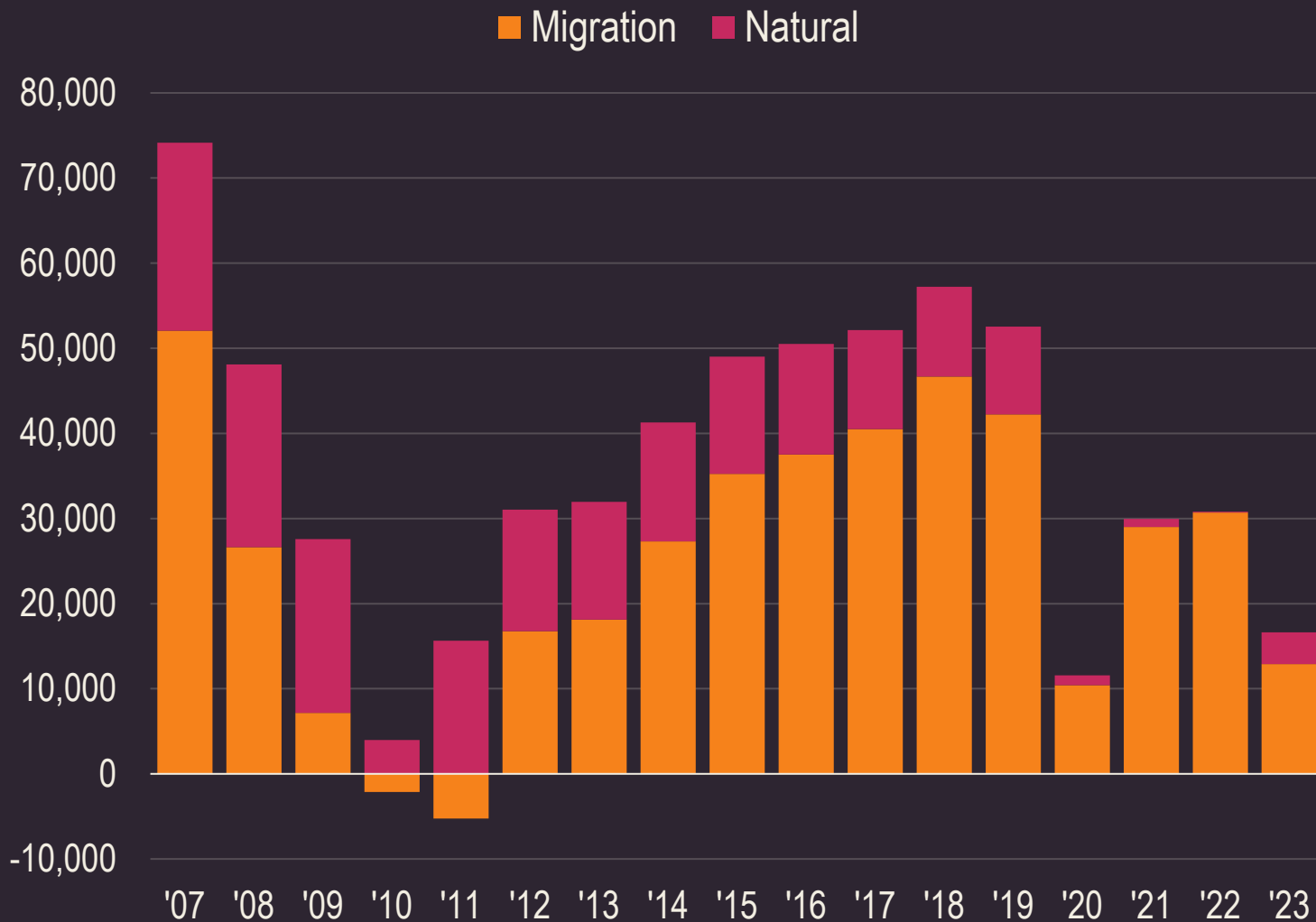


Rank	State	Growth
1	South Carolina	1.7%
2	Florida	1.6%
3	Texas	1.6%
4	Idaho	1.3%
5	North Carolina	1.3%
6	Delaware	1.2%
7	Tennessee	1.1%
8	Utah	1.1%
9	Georgia	1.1%
10	South Dakota	1.0%
18	<b>NEVADA</b>	<b>0.5%</b>
	<b>U.S. Average</b>	<b>0.5%</b>

Source: U.S. Census Bureau; Applied Analysis

# Components of Population Growth

## NEVADA



Source: U.S. Census Bureau



#5 Denver, CO



#4 Lake Havasu City, AZ



#2 Phoenix, AZ



#1 Los Angeles, CA



#3 Bay Area, CA

#5 Denver, CO



#4 Lake Havasu City, AZ



#2 Phoenix, AZ

**Vegas Migration**  
Top Origin Cities



#1 Los Angeles, CA



#3 Bay Area, CA

Source: iStock

# *Factors Influencing Housing*

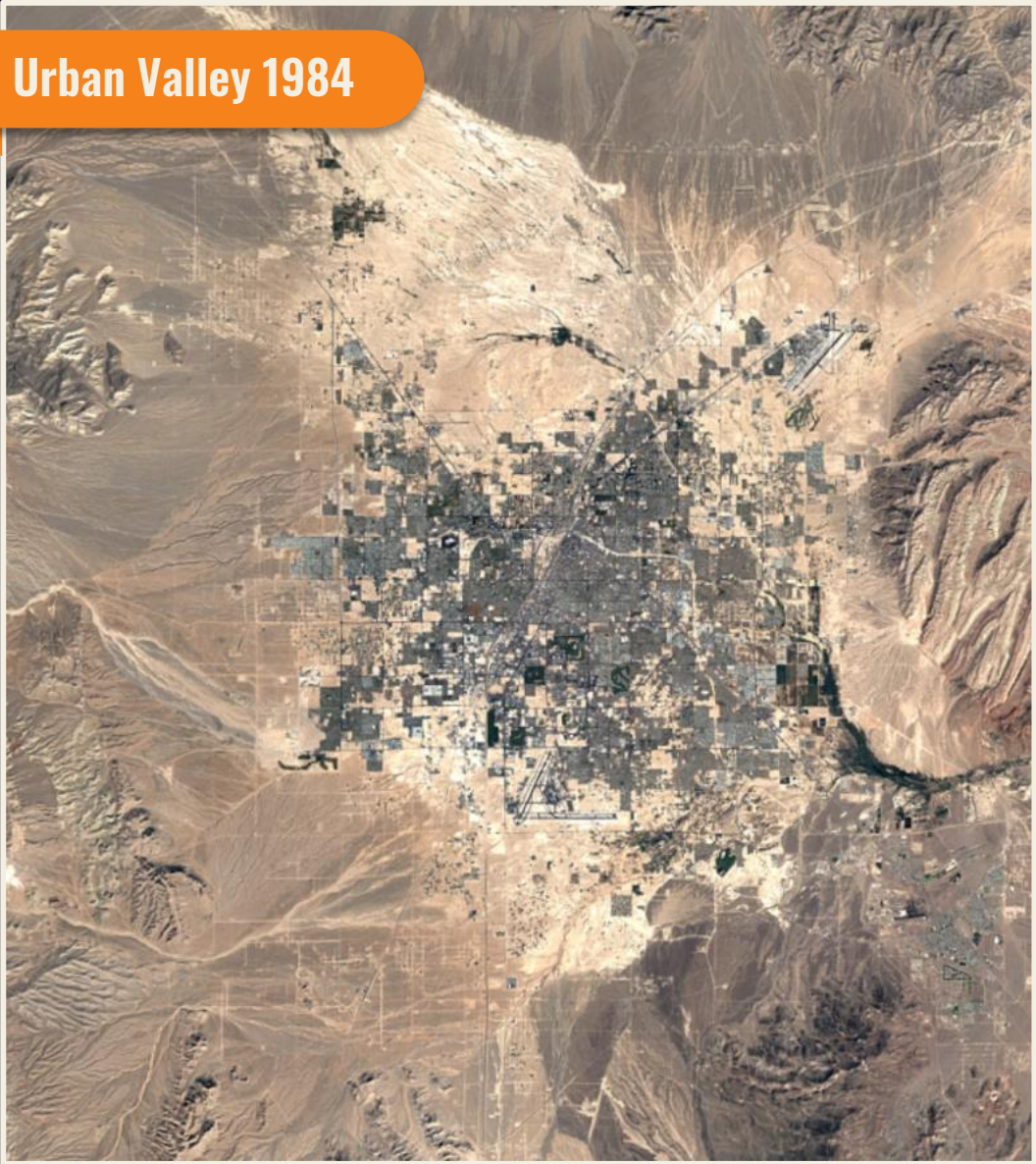


**POPULATION**



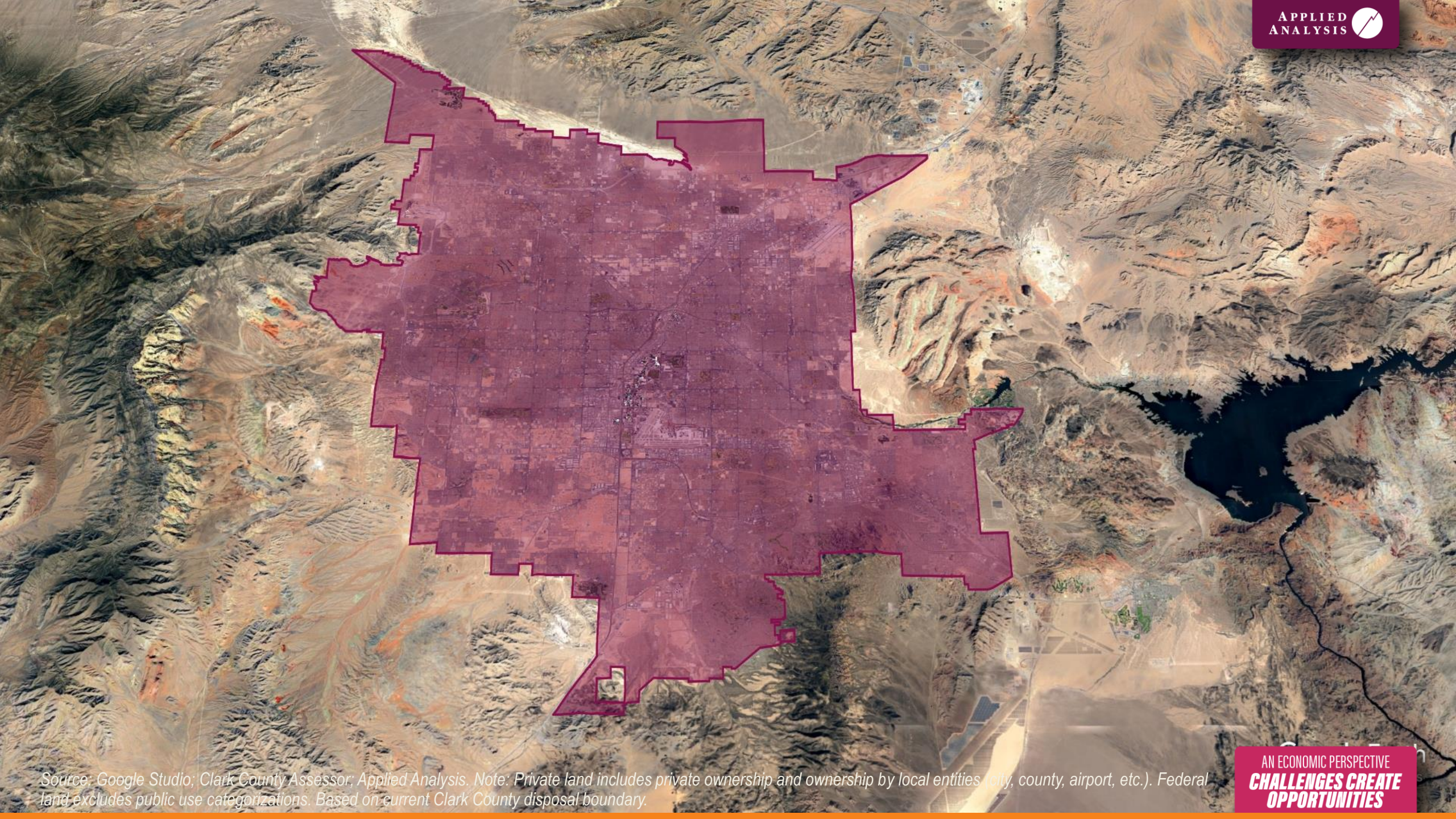
**ATTAINABILITY**

Urban Valley 1984



Urban Valley 2024





*Source: Google Studio; Clark County Assessor; Applied Analysis. Note: Private land includes private ownership and ownership by local entities (city, county, airport, etc.). Federal land excludes public use categorizations. Based on current Clark County disposal boundary.*

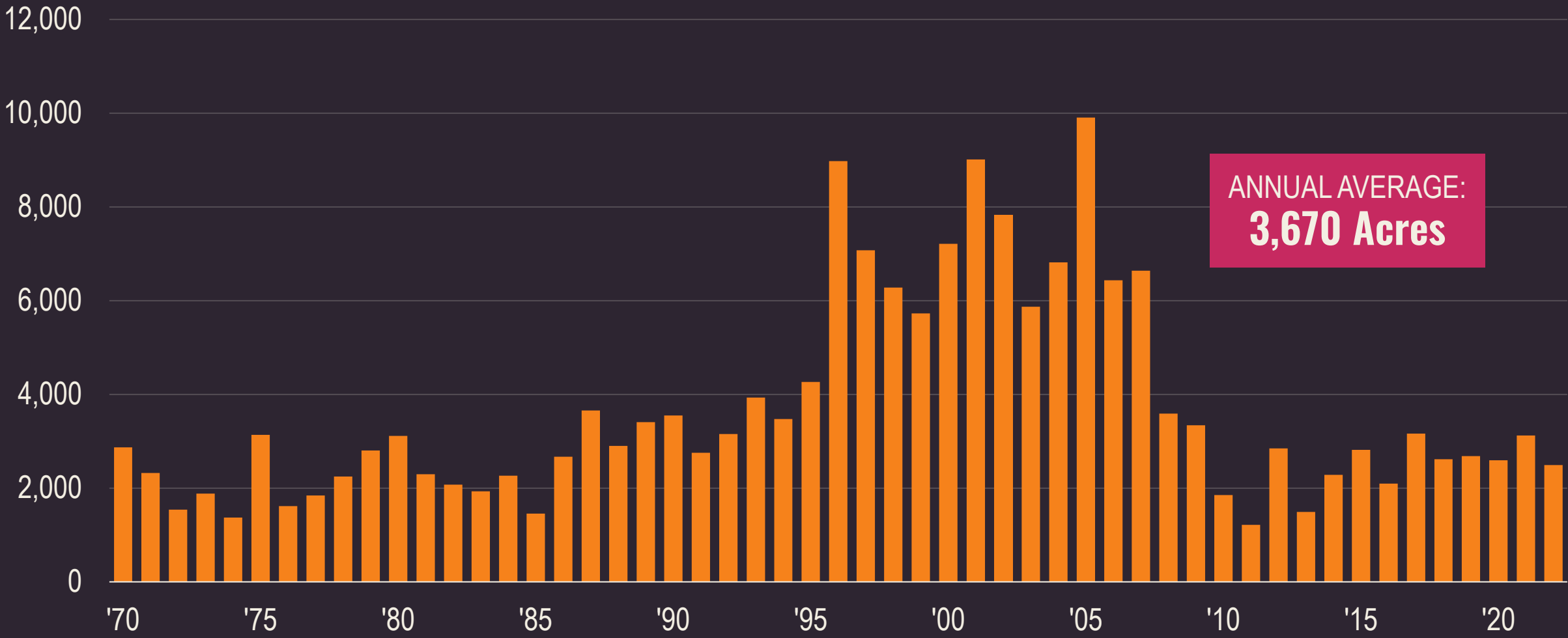
FEDERAL (EXCL. PUBLIC USE)  
PRIVATE RESIDENTIAL LAND

Private Vacant Property  
**36,219 Acres**  
WITHIN CURRENT  
DISPOSAL BOUNDARY

Source: Google Studio; Clark County Assessor; Applied Analysis. Note: Private land includes private ownership and ownership by local entities (city, county, airport, etc.). Federal land excludes public use categorizations. Based on current Clark County disposal boundary.

# Annual Land Developed

ACRES



Source: Clark County Assessor; Applied Analysis

# Residential Real Estate Market

## URBAN LAS VEGAS VALLEY | MEDIAN PRICE



**New Homes**  
**\$478,706**



'03 '05 '07 '09 '11 '13 '15 '17 '19 '21 '23

**Resale Homes**  
**\$395,000**

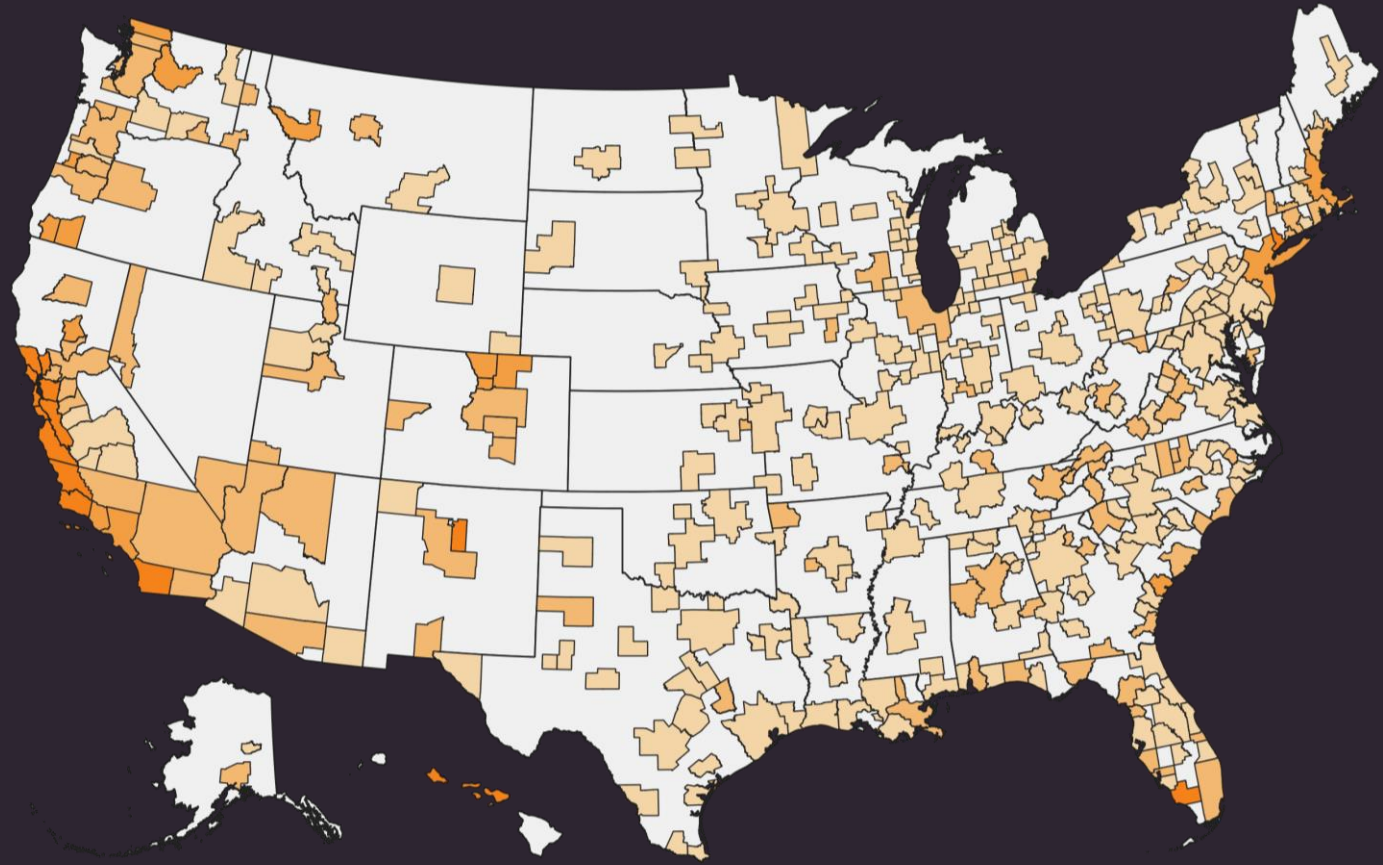


'03 '05 '07 '09 '11 '13 '15 '17 '19 '21 '23

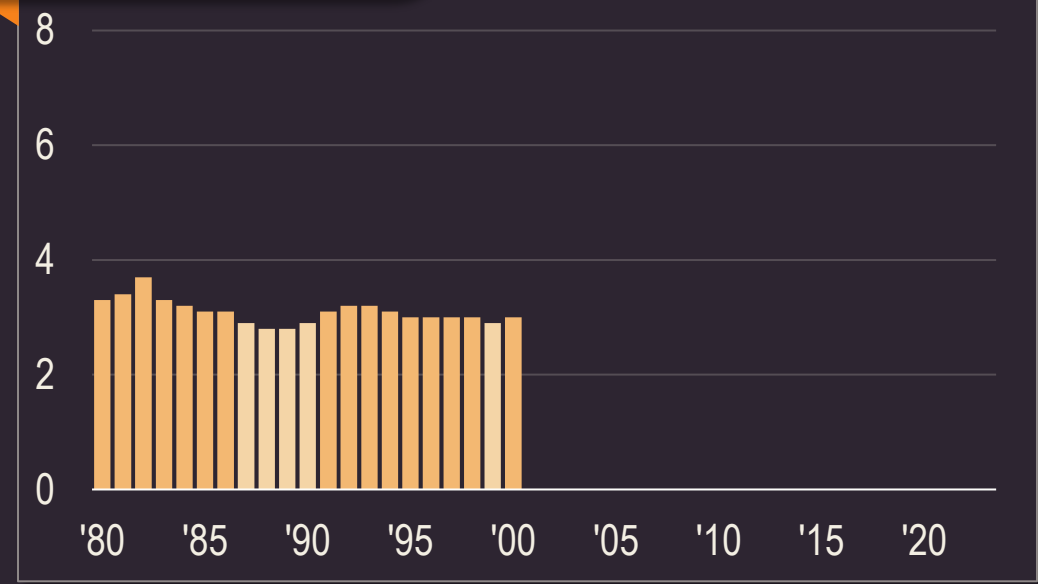


# Price-to-Income Ratio

2000



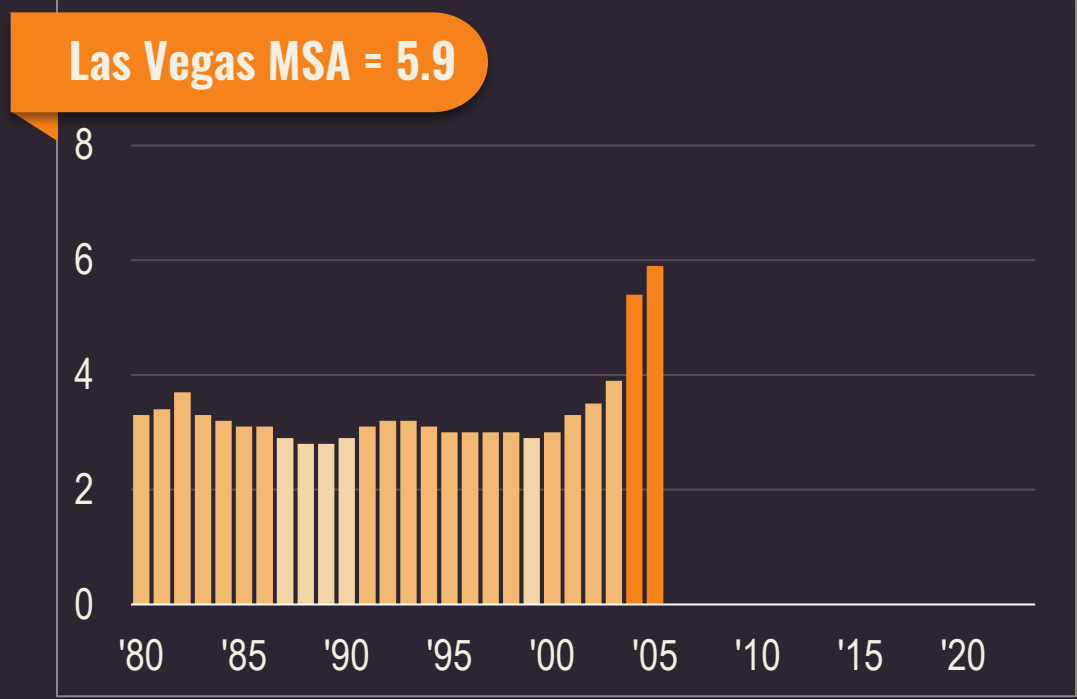
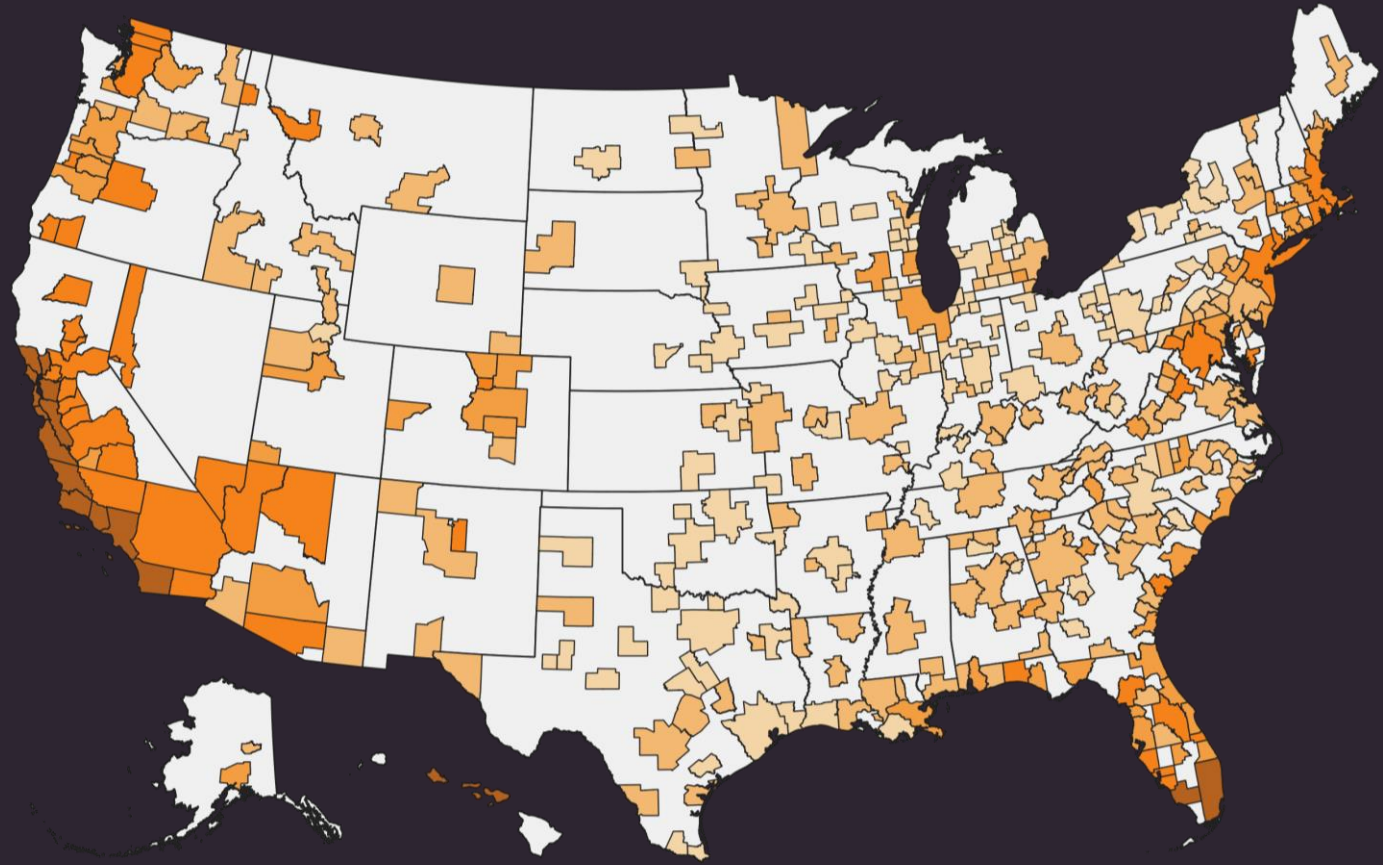
Las Vegas MSA = 3.0



Source: Joint Center for Housing Studies of Harvard University

# Price-to-Income Ratio

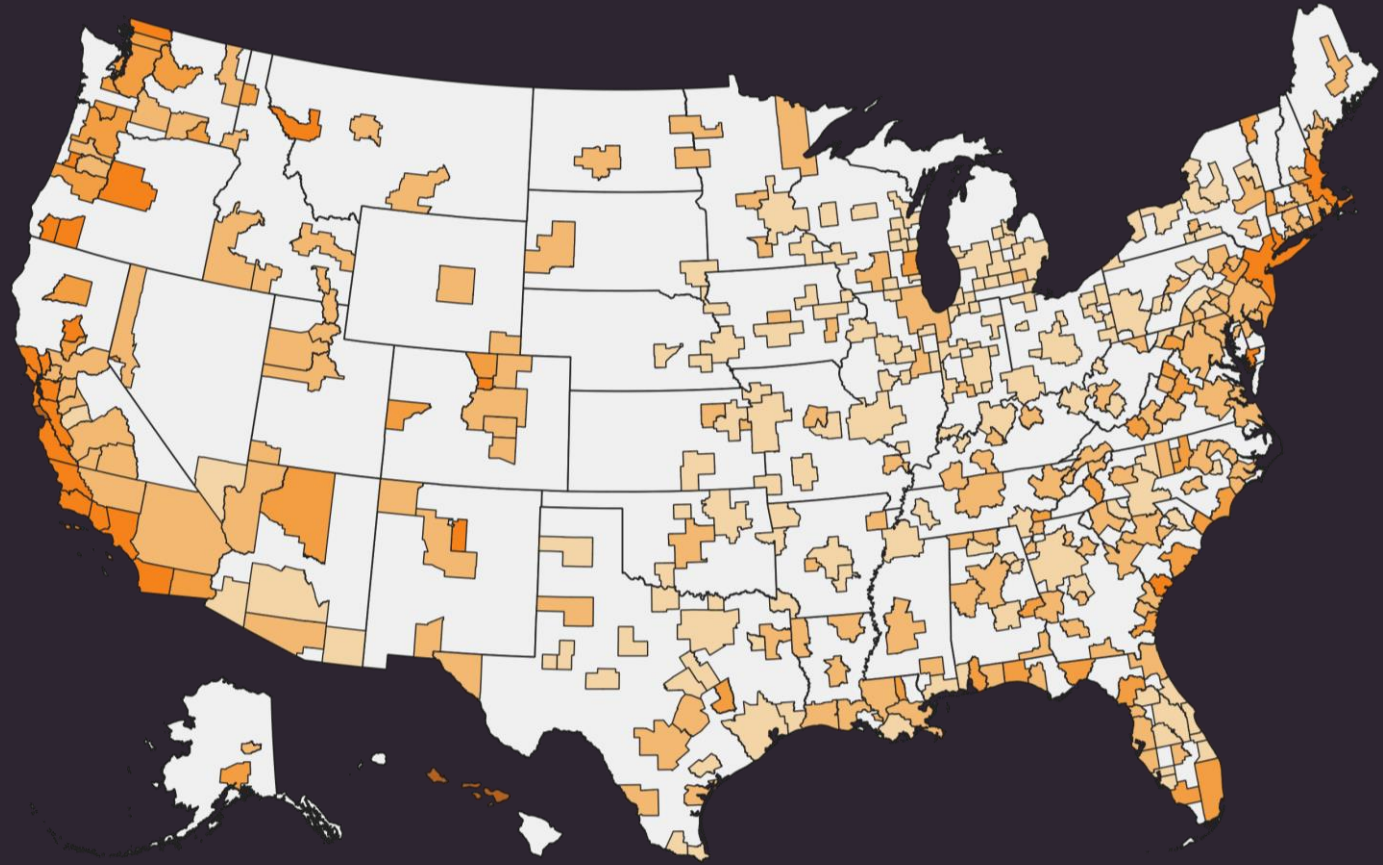
2005



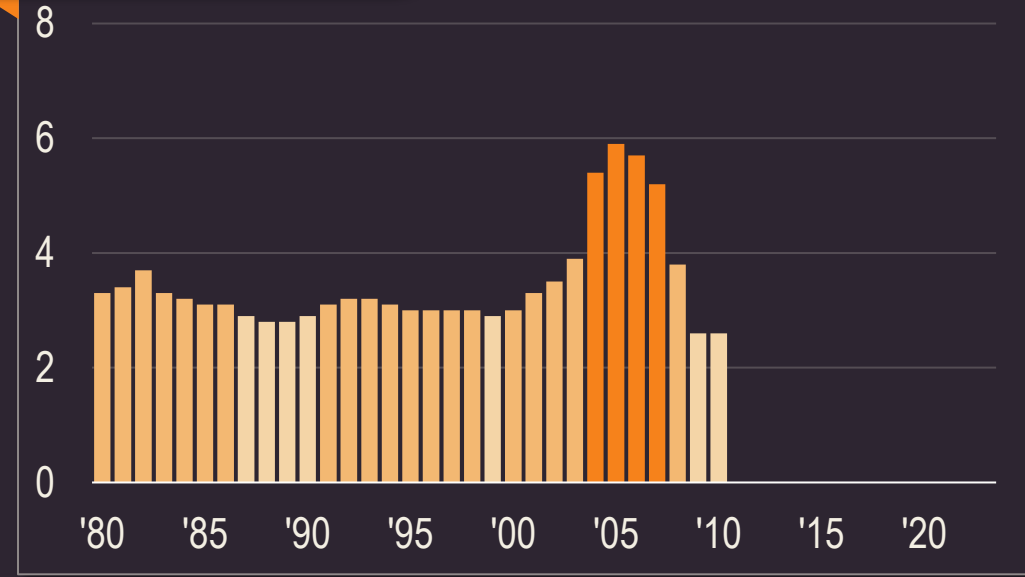
Source: Joint Center for Housing Studies of Harvard University

# Price-to-Income Ratio

2010



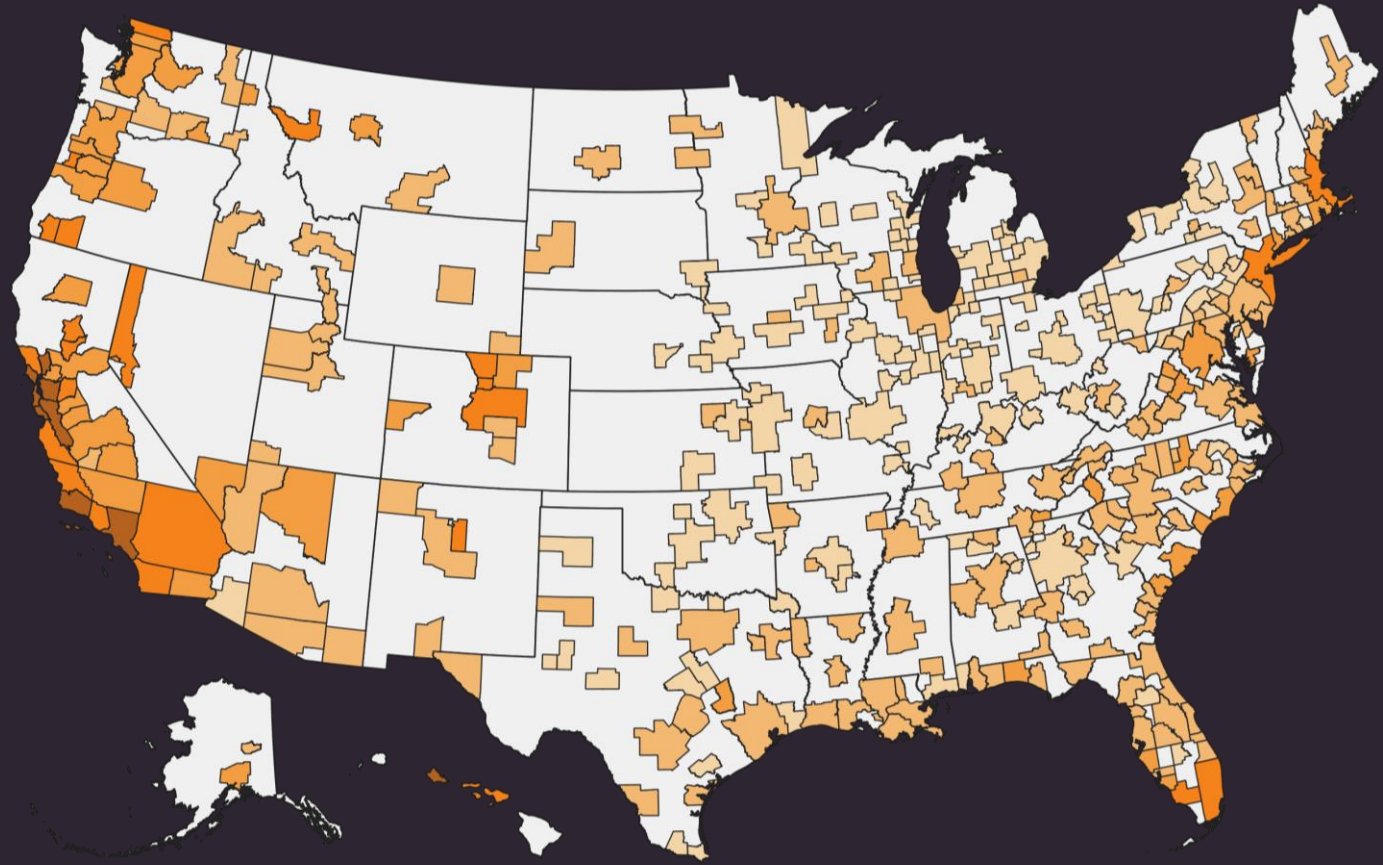
Las Vegas MSA = 2.6



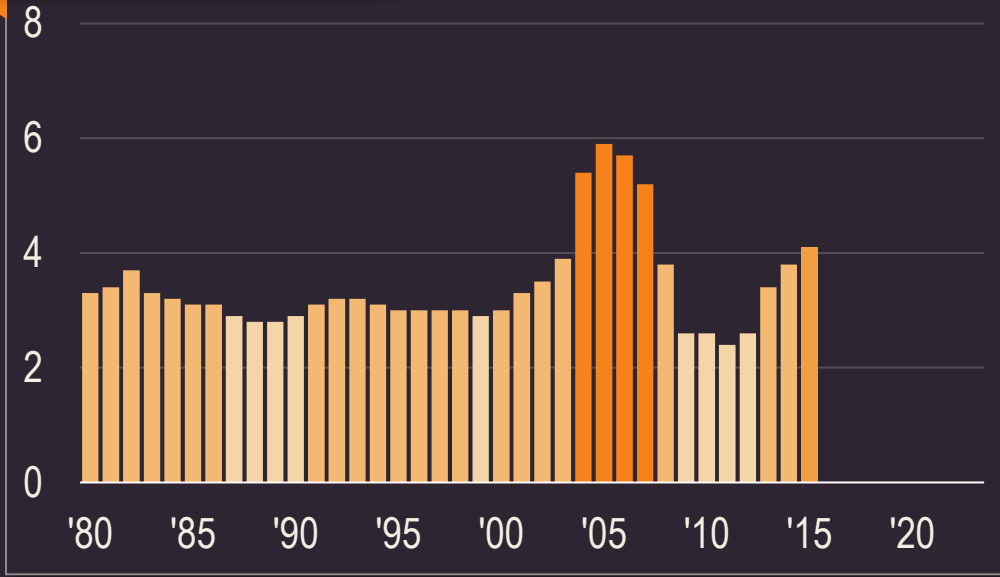
Source: Joint Center for Housing Studies of Harvard University

# Price-to-Income Ratio

2015



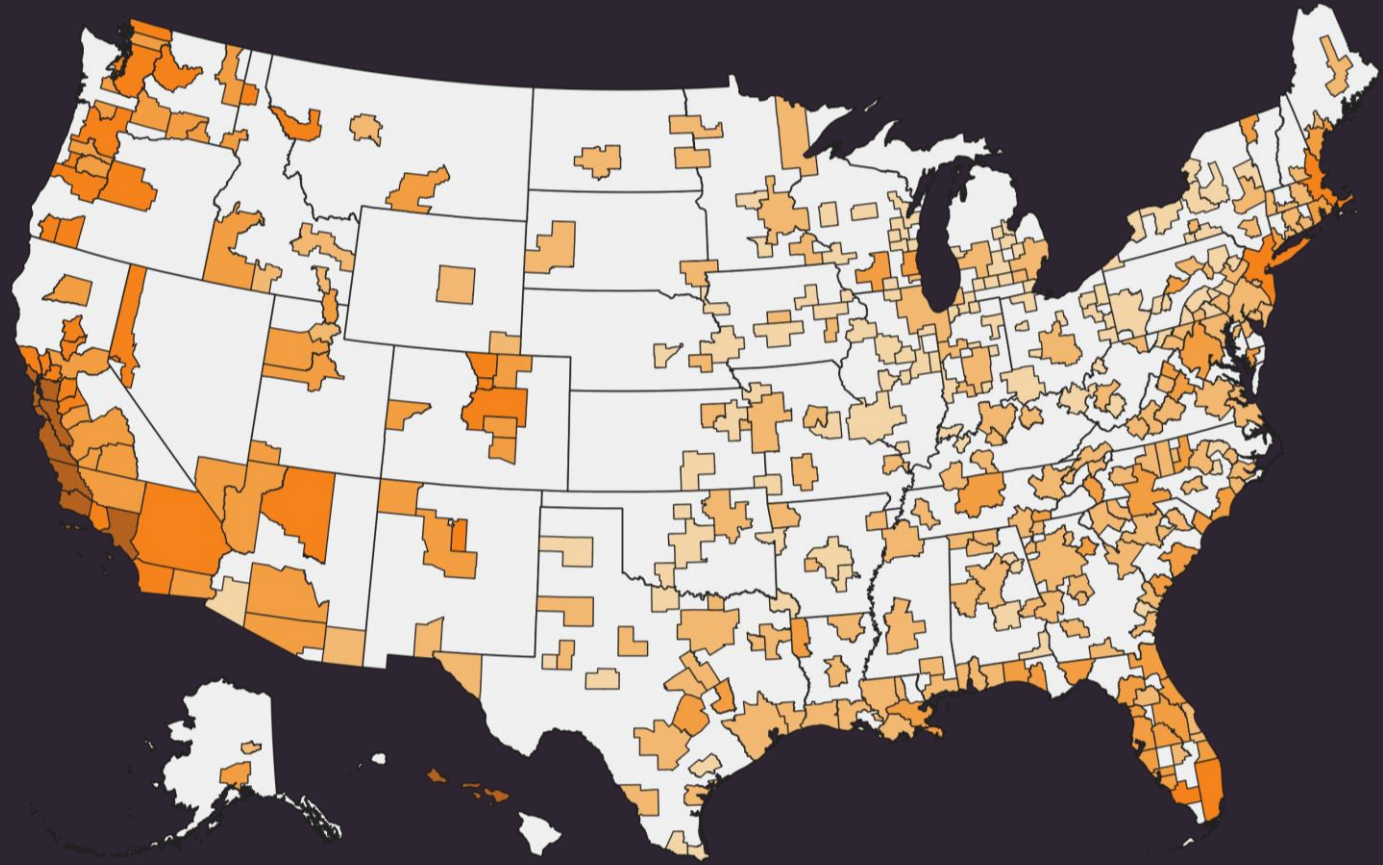
Las Vegas MSA = 4.1



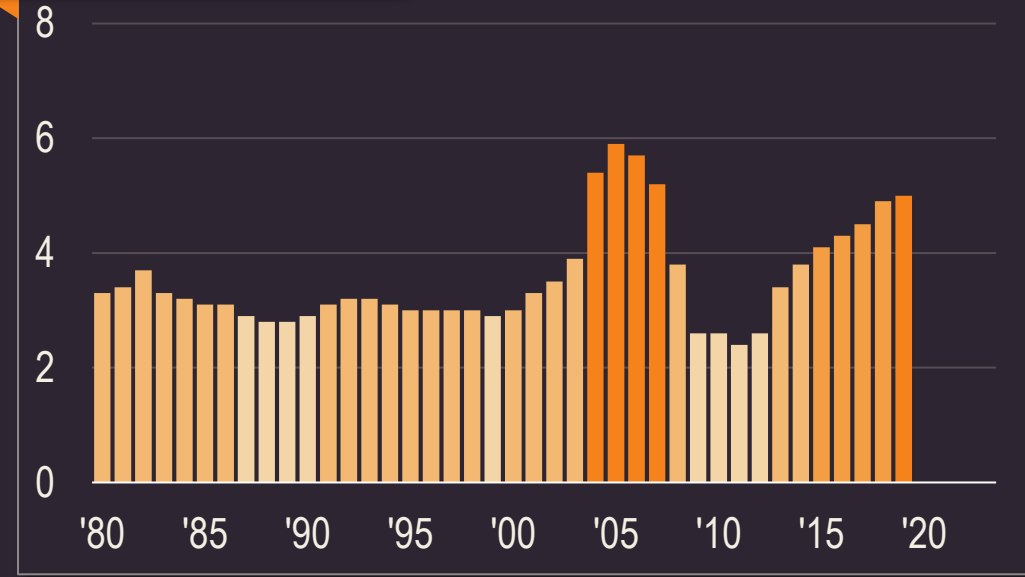
Source: Joint Center for Housing Studies of Harvard University

# Price-to-Income Ratio

2019



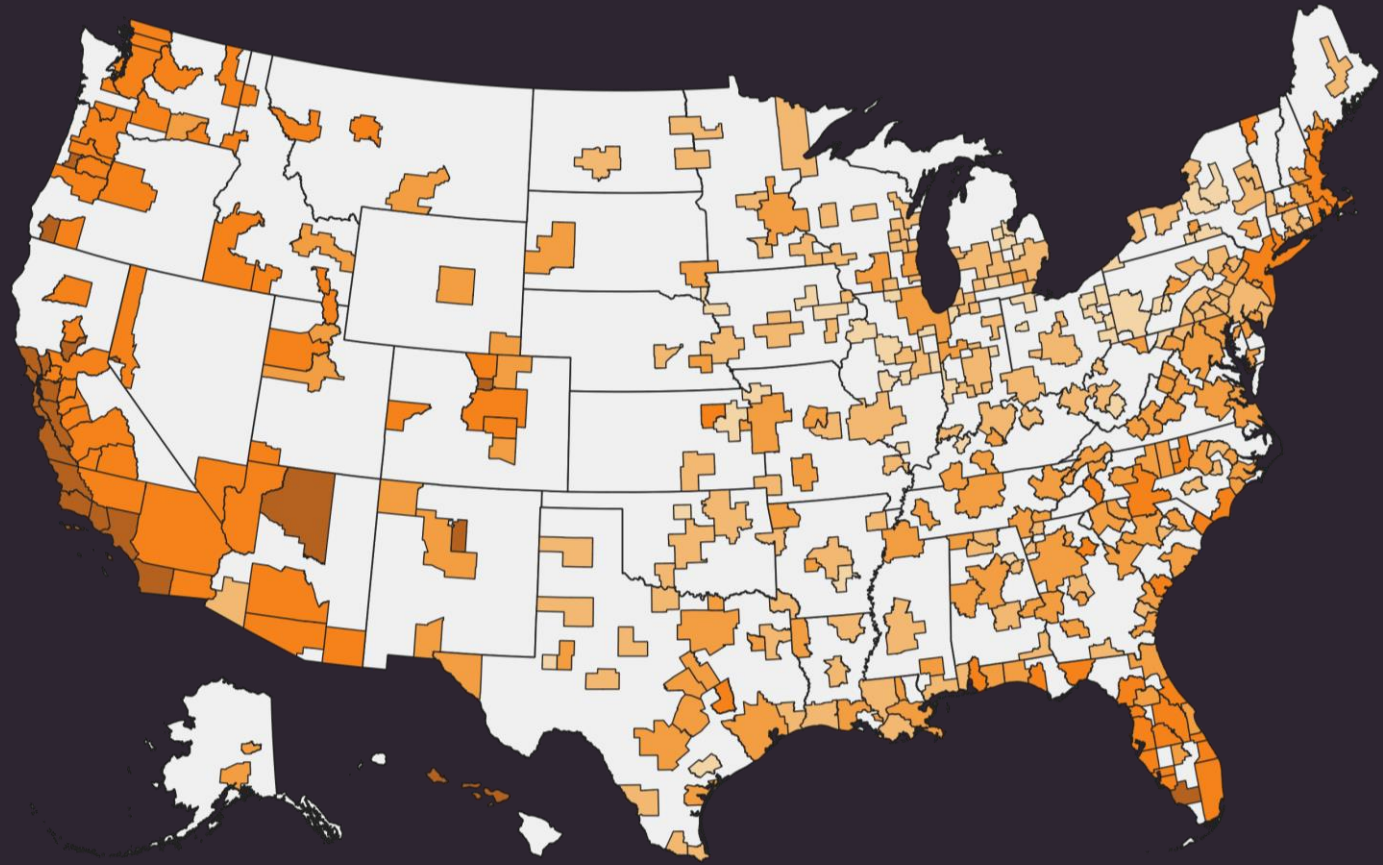
Las Vegas MSA = 5.0



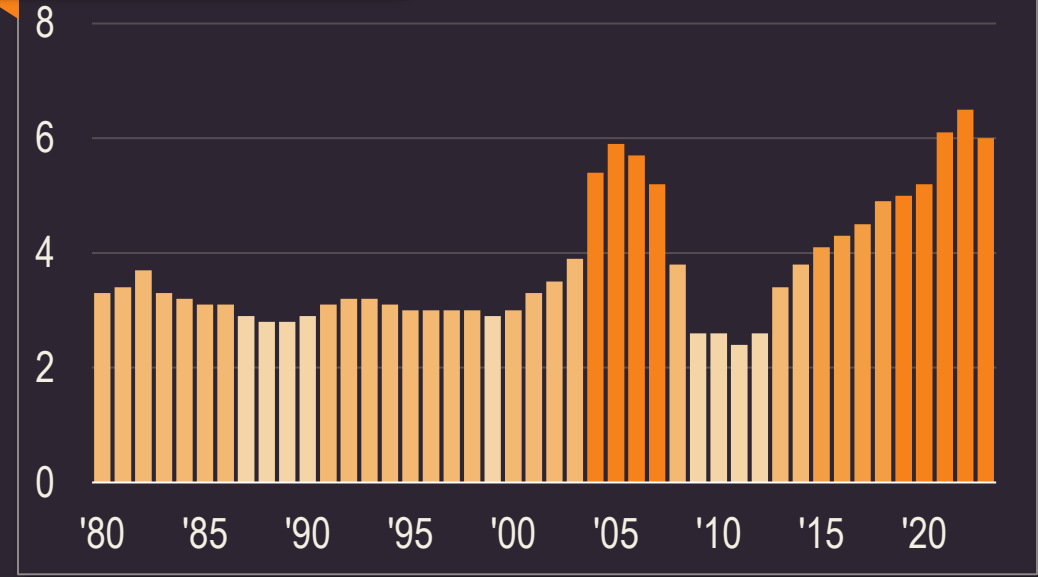
Source: Joint Center for Housing Studies of Harvard University

# Price-to-Income Ratio

2023



Las Vegas MSA = 6.0



Source: Joint Center for Housing Studies of Harvard University

## Owner-Occupied

# 468K Households

(56.2% OF OCCUPIED UNITS)

## Renter-Occupied

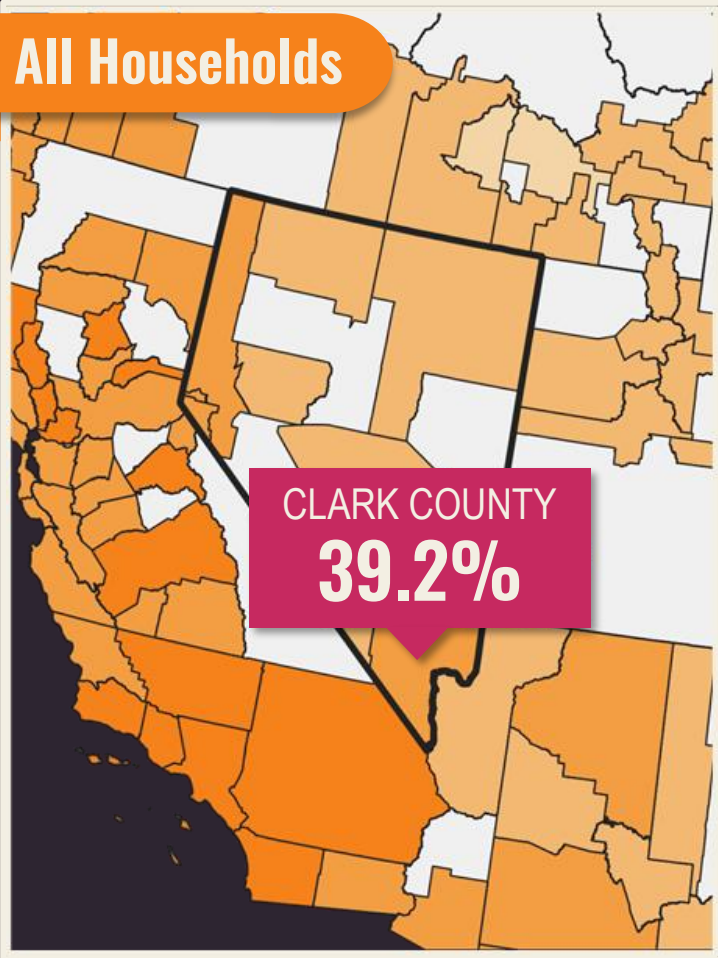
# 365K Households

(43.8% OF OCCUPIED UNITS)

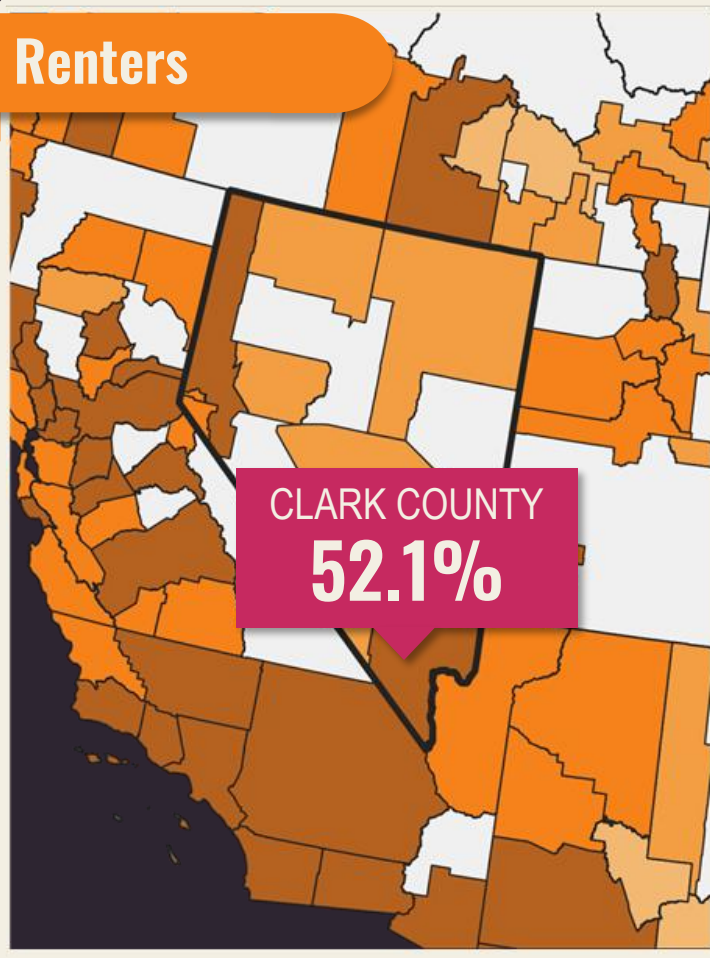
# Housing Cost Burden

2022 | SHARE OF HOUSEHOLDS COST-BURDENED

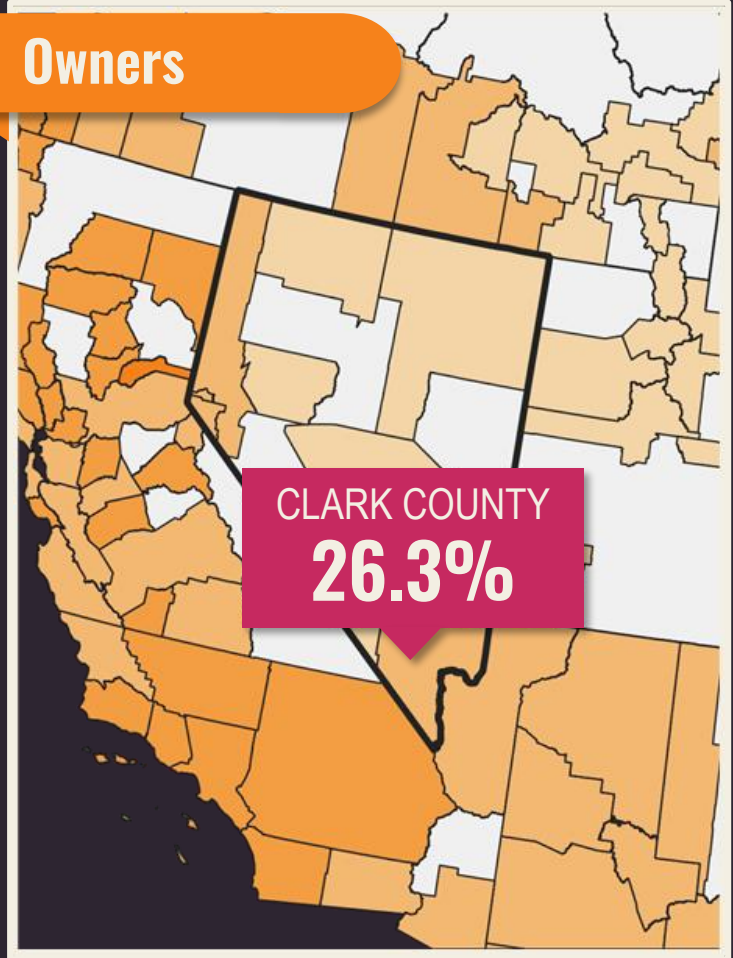
## All Households



## Renters



## Owners

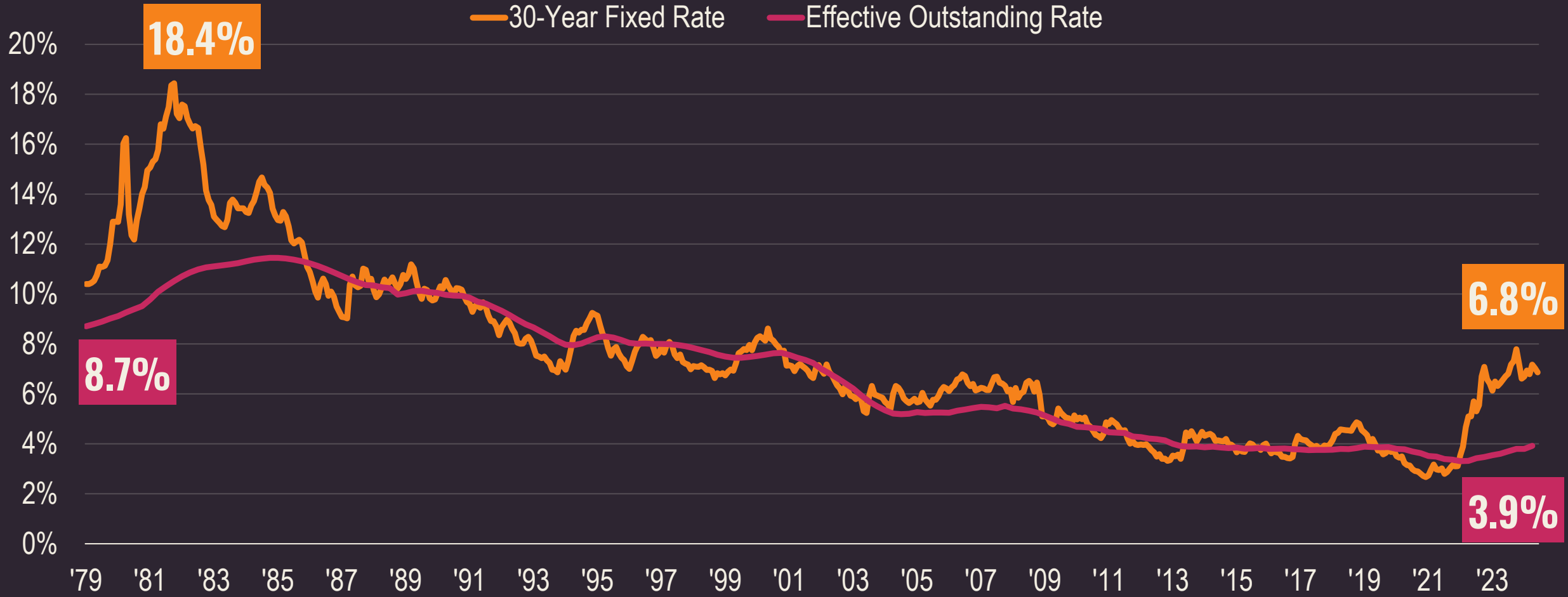


Source: Joint Center for Housing Studies of Harvard University. Note: Cost-burdened households pay more than 30 percent of income on housing.



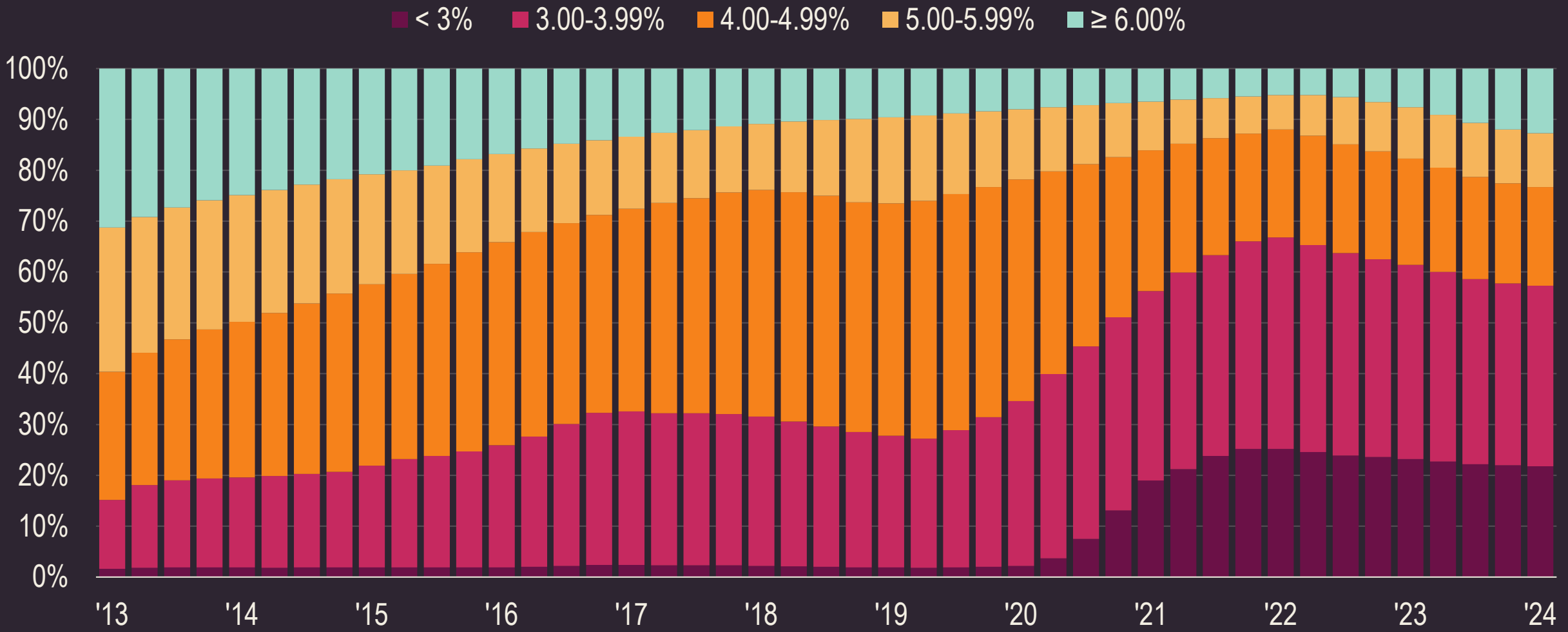
# National Mortgage Interest Rates

## 30-YEAR FIXED RATE VS. EFFECTIVE OUTSTANDING RATES



# Outstanding Mortgages

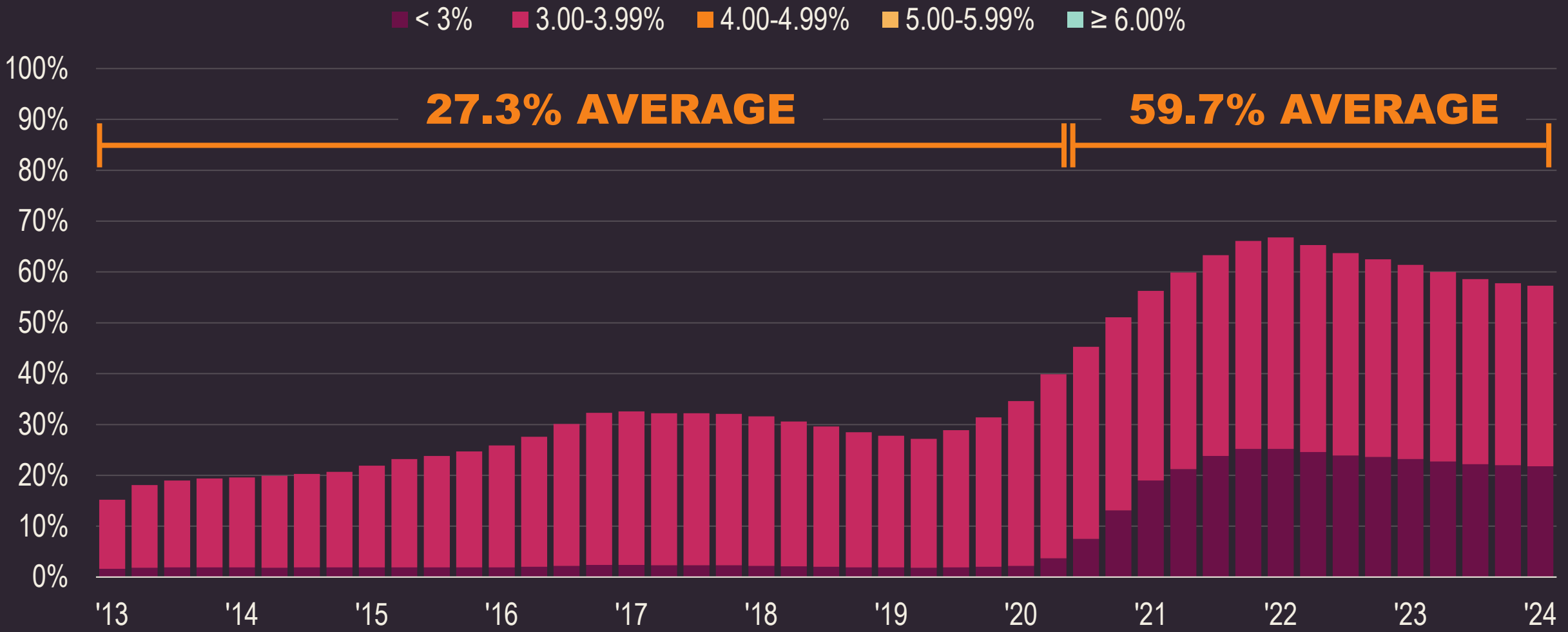
## NEVADA | SHARE BY INTEREST RATE



Source: Federal Housing Finance Agency, National Mortgage Database

# Outstanding Mortgages

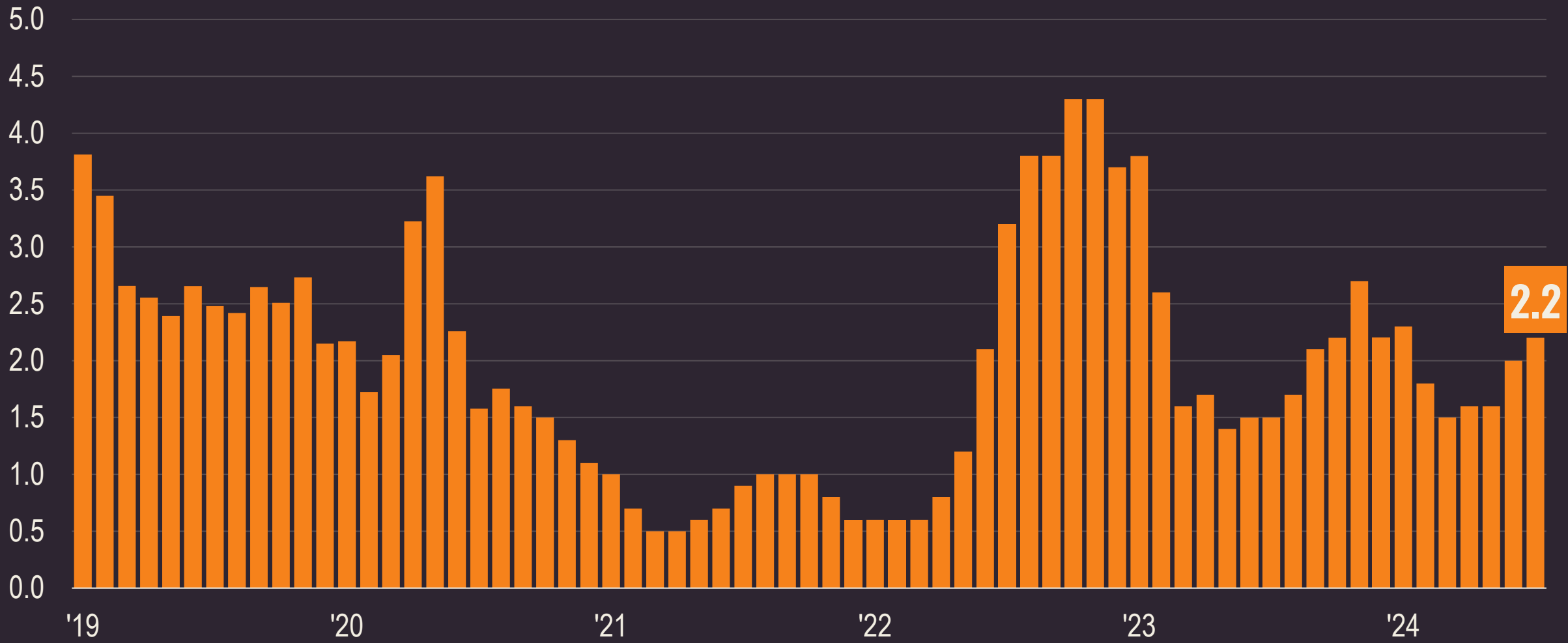
## NEVADA | SHARE BY INTEREST RATE



Source: Federal Housing Finance Agency, National Mortgage Database

# Effective Months of Inventory

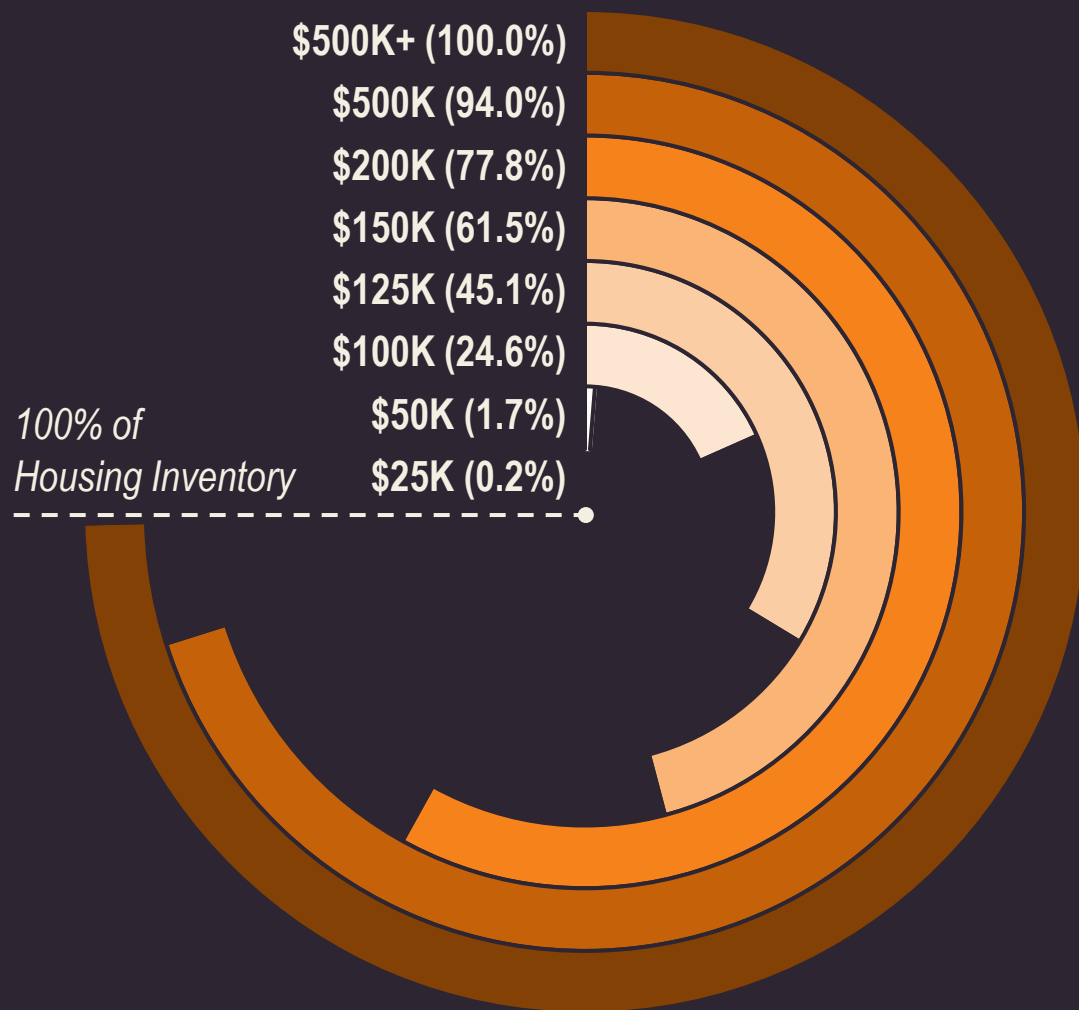
## LAS VEGAS AREA



Source: SalesTraq

# Housing Affordability

## Las Vegas MSA



**Less Than 25%**  
 OF INVENTORY ON THE MARKET IS  
 AFFORDABLE AT NEVADA'S MEDIAN  
 HOUSEHOLD INCOME (\$70K)

Source: Nielson, Optimal Blue, National Association of Realtors, Realtor.com. Note: Data reflects the share of homes that households can afford by income level based on the active inventory for April 2024.

# Nevada Homeownership Rates



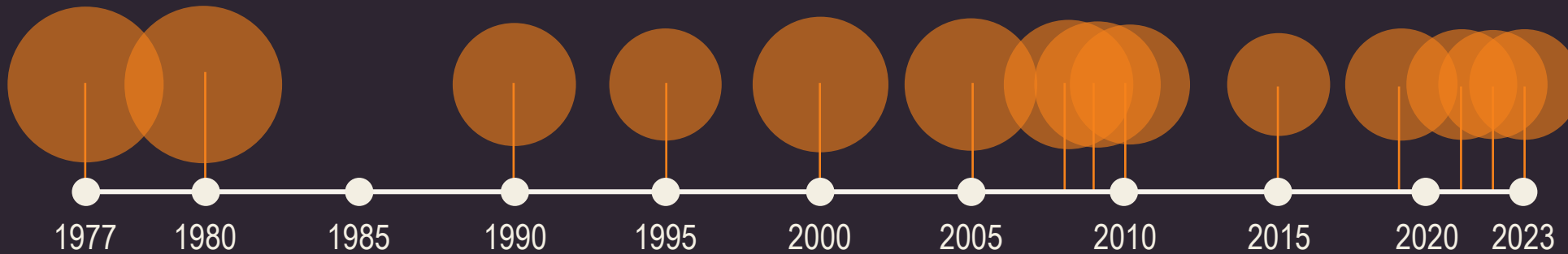
**-8.4%**

DROP IN HOMEOWNERSHIP RATES SINCE 1977

# Nevada Homeownership Rates

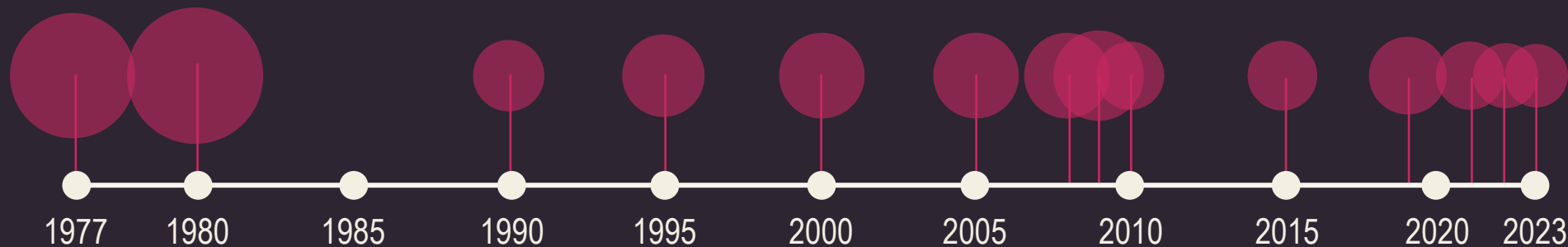
POPULATION AGE 18+

## Population Age 25-64



**-19.3%**  
1977-2023

## Population Age 25-34



**-25.8%**  
1977-2023

Source: IPUMS; Applied Analysis. Note: Analysis considers head of household and spouse homeowners.



# Balanced

MARKET





# Buyer's

## MARKET

# Seller's MARKET



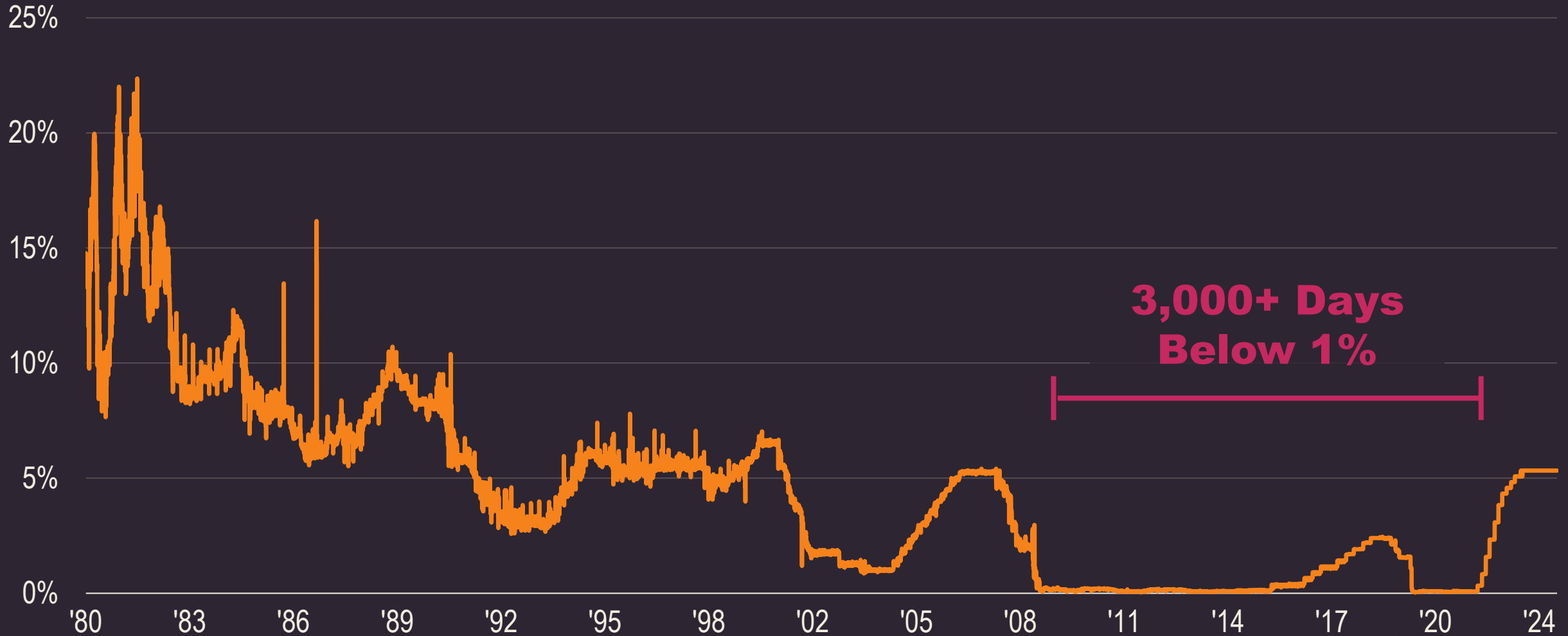
# *OPPORTUNITY*



Governments are  
taking action

# Effective Federal Funds Rate

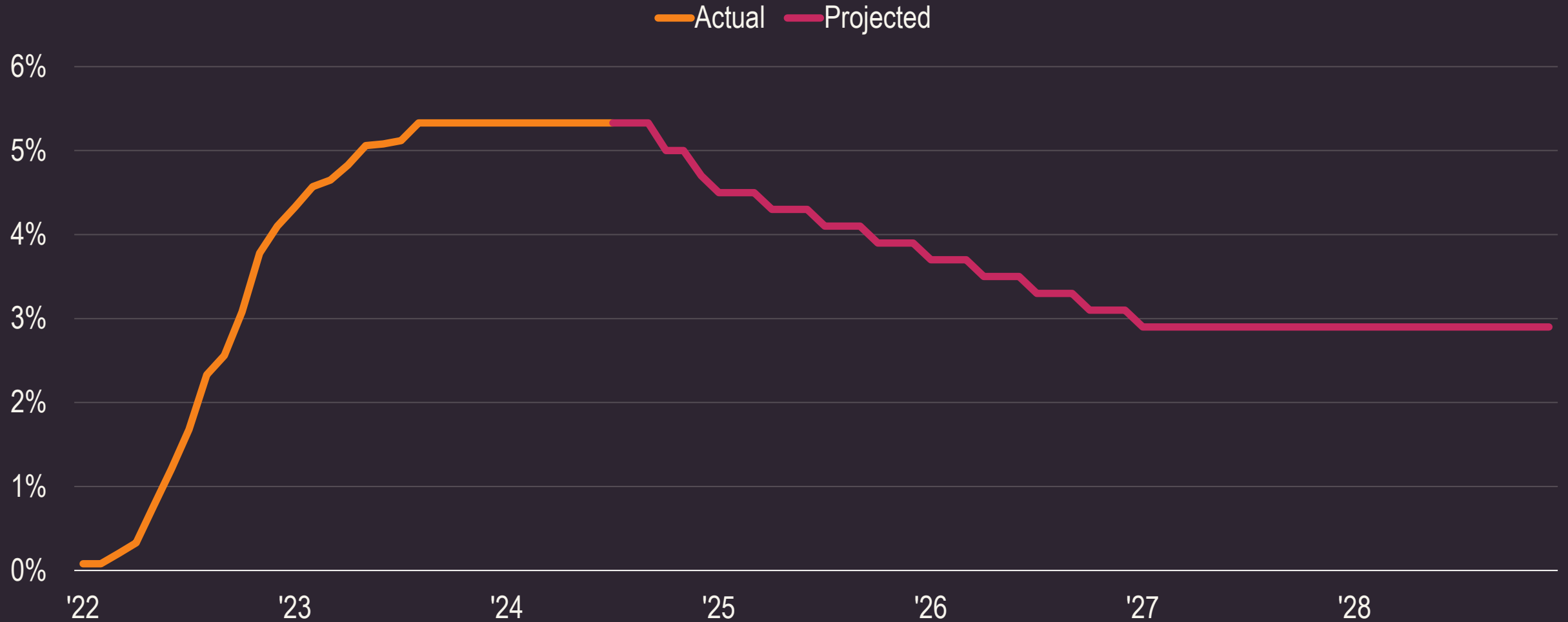
DAILY SINCE 1980



Source: Board of Governors of the Federal Reserve System

# Effective Federal Funds Rate

## FUTURE PROJECTIONS



Source: International Monetary Fund. Note: Projections as of April 2024.

118TH CONGRESS  
2D SESSION

# S. 4457

To provide for conservation and economic development in the State of Nevada,  
and for other purposes.

IN THE SENATE OF THE UNITED STATES  
JUNE 4, 2024

Ms. CORTEZ MASTO introduced the following bill; which was read twice and  
referred to the Committee on Energy and Natural Resources

## A BILL

To provide for conservation and economic development in  
the State of Nevada, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE; TABLE OF CONTENTS.**

4 (a) SHORT TITLE.—This Act may be cited as the  
5 “Southern Nevada Economic Development and Conserva-  
6 tion Act”.

7 (b) TABLE OF CONTENTS.—The table of contents for  
8 this Act is as follows:

- Sec. 1. Short title; table of contents.
- Sec. 2. Definitions.

TITLE I—TRIBAL EMPOWERMENT AND ECONOMIC  
DEVELOPMENT

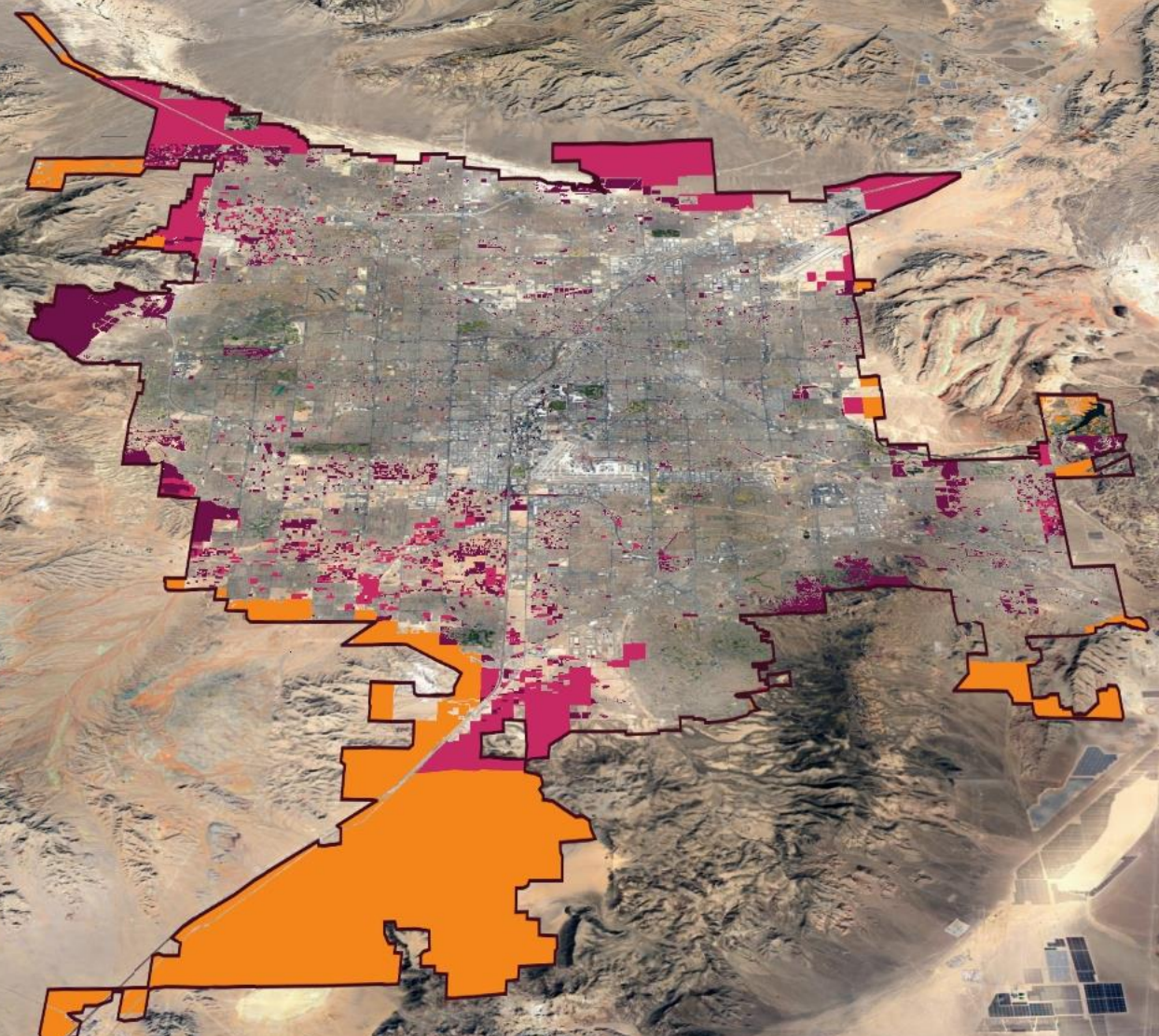
# 25,000 Acres

FOR AFFORDABLE HOUSING AND  
BUSINESS GROWTH OVER 50 YEARS

# ±2M Acres

FOR CONSERVATION, OUTDOOR  
RECREATION, PRESERVATION

FEDERAL (EXCL. PUBLIC USE)  
PRIVATE RESIDENTIAL LAND  
EXPANDED DISPOSAL LAND



Source: Google Studio; Clark County Assessor; Applied Analysis. Note: Private land includes private ownership and ownership by local entities (city, county, airport, etc.). Federal lands excludes public use categorizations. Based on current Clark County disposal boundary. Expanded boundaries are approximate.

# *Attainable Housing Developments*

Low-Income Housing

**1,273 Units**

APPROVED  
MAY 2024

Senior Housing

**278 Units**

APPROVED  
JUNE 2024

Senior Housing

**276 Units**

GROUND-BREAKING  
AUGUST 2024

Attainable Housing

**121 Units**

APPROVED  
AUGUST 2024



# *OPPORTUNITY*

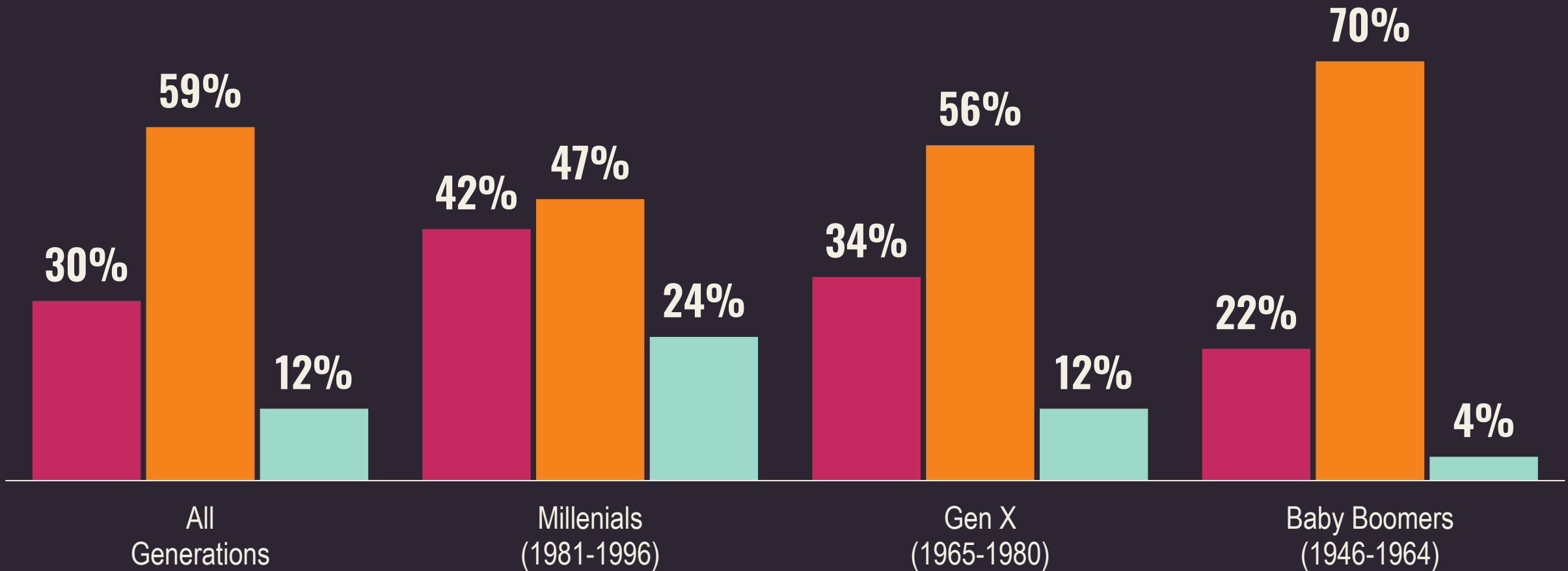


We are identifying  
new ways of building  
and living

# Living Arrangements by Generations

UNITED STATES | PERCENT WHO HAVE PURCHASED A HOME

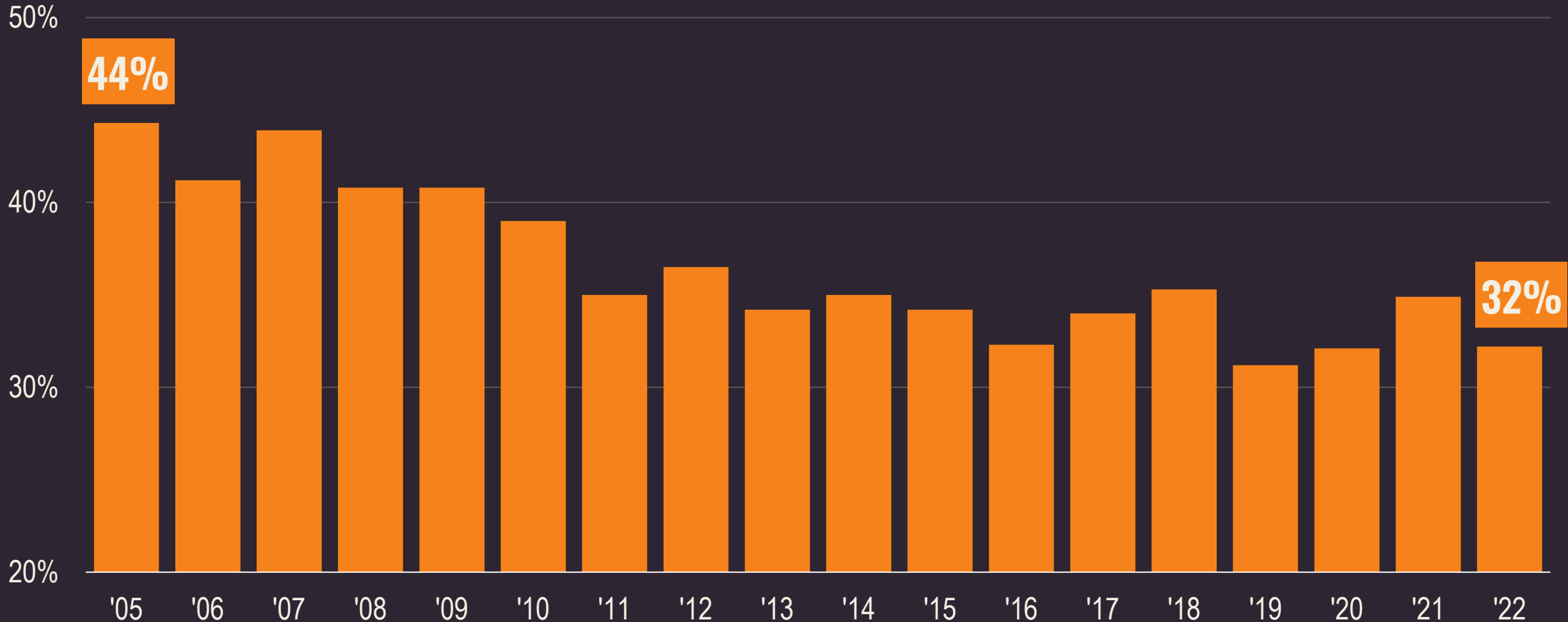
■ Alone   ■ With Partner/Spouse   ■ With Friends or Relatives



Source: Bankrate. Note: Bankrate survey conducted between April 15-17, 2024.

# Independence Among Young Adults

SOUTHERN NEVADA | SHARE OF HEADS OF HOUSEHOLD



Source: IPUMS USA, University of Minnesota, [www.ipums.org](http://www.ipums.org); Applied Analysis. Note: Analysis based on those aged 22 to 30.

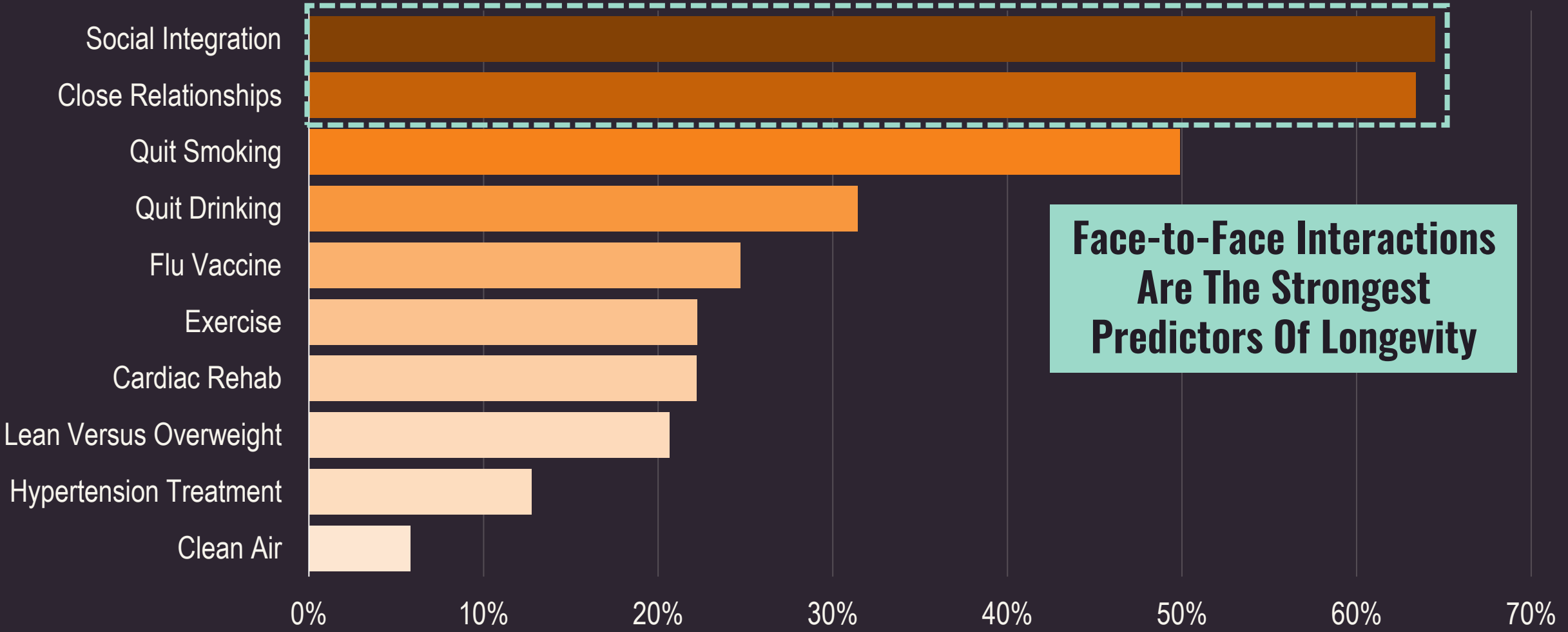


**BLUE ZONES<sup>®</sup>**

*Live Better, Longer*

# Factors Influencing Longevity

## ODDS OF DECREASED MORTALITY



**Face-to-Face Interactions  
Are The Strongest  
Predictors Of Longevity**

Source: *Social Relationships and Mortality Risk: A Meta-Analytic Review (2010)*

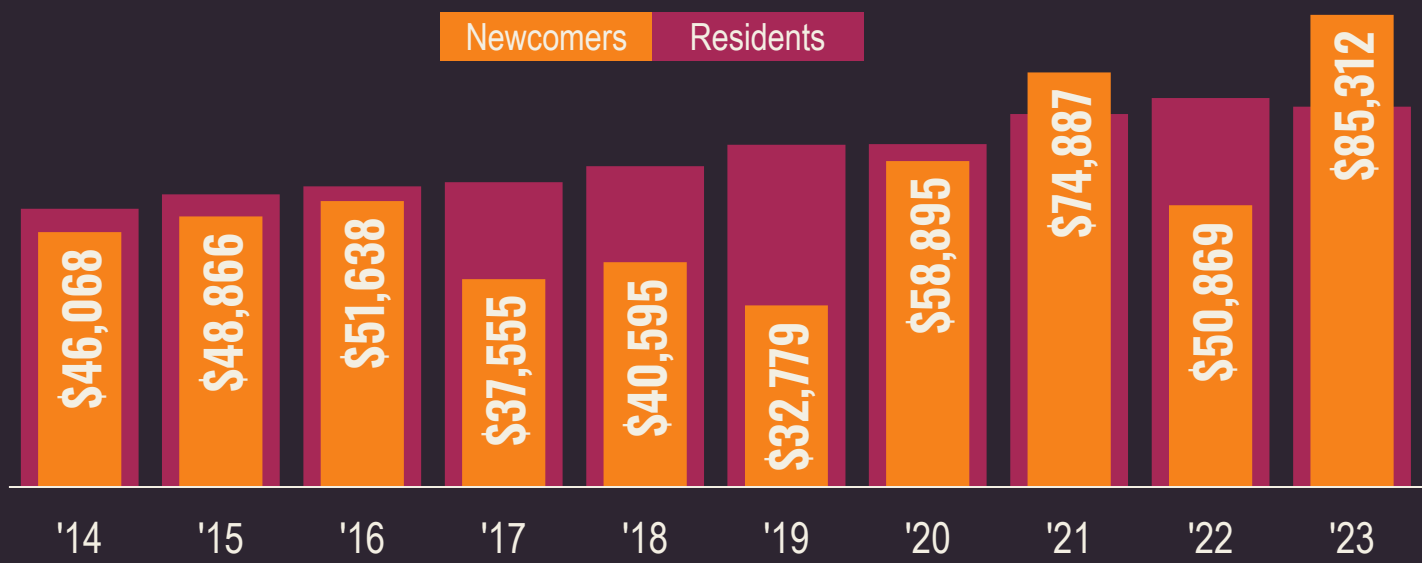
# *OPPORTUNITY*

In-migration can  
benefit future  
generations



# Resident Versus Newcomers Profile

## Median Household Income



**28%**  
OF RESIDENTS HAVE  
A BACHELOR'S  
DEGREE OR HIGHER



**51%**  
OF NEWCOMERS HAVE  
A BACHELOR'S  
DEGREE OR HIGHER

## Turns Out It's Not Who You Know That Determines Economic Success

*...relationships between children from different socio-economic groups...is 'very strongly related to children's chances of rising out of poverty and their economic mobility'*



# Policy Focus Areas



DECREASING  
**Homelessness**

LAND  
**Availability**

HOUSING  
**Supply**

HOME  
**Attainability**



# Housing



# Healthcare



# Education



# Tourism

# ***CHALLENGE***

Healthcare in  
Nevada lags the rest  
of the country



# Nevada Healthcare Environment



Share of GDP  
**6.1%**  
(-1.5% NATIONAL)

Share of Employment  
**9.7%**  
(-4.2% NATIONAL)

Employment  
per 1K Capita  
**46.1**  
(-17.2 National)

Share of Wages  
**9.8%**  
(-2.3% National)

Average Pay  
**\$64,605**  
(+\$2K National)

Life Years  
Lost\*  
**8,300**

Source: Bureau of Labor Statistics; Bureau of Economic Analysis; County Health Rankings & Roadmaps; Applied Analysis. Note: Healthcare employment is based on NAICS 62 health care and social assistance. GDP is based on the healthcare and social assistance industry (data Q1 2024). United States population based on December of each year.

\*Years of life lost to deaths of people under age 75, per 100,000 people.

AN ECONOMIC PERSPECTIVE  
**CHALLENGES CREATE OPPORTUNITIES**

**Nevada's Healthcare Economy Is**

**30%**

**SMALLER THAN IT SHOULD BE  
FOR ITS POPULATION BASE**

# Healthcare and Mental Health Snapshot

## NEVADA HEALTHCARE RANKINGS



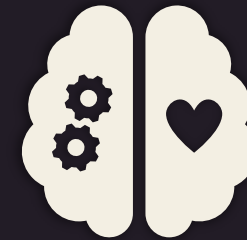
**#42**

HEALTHCARE  
OVERALL



**#46**

FOR PRIMARY  
CARE PROVIDERS

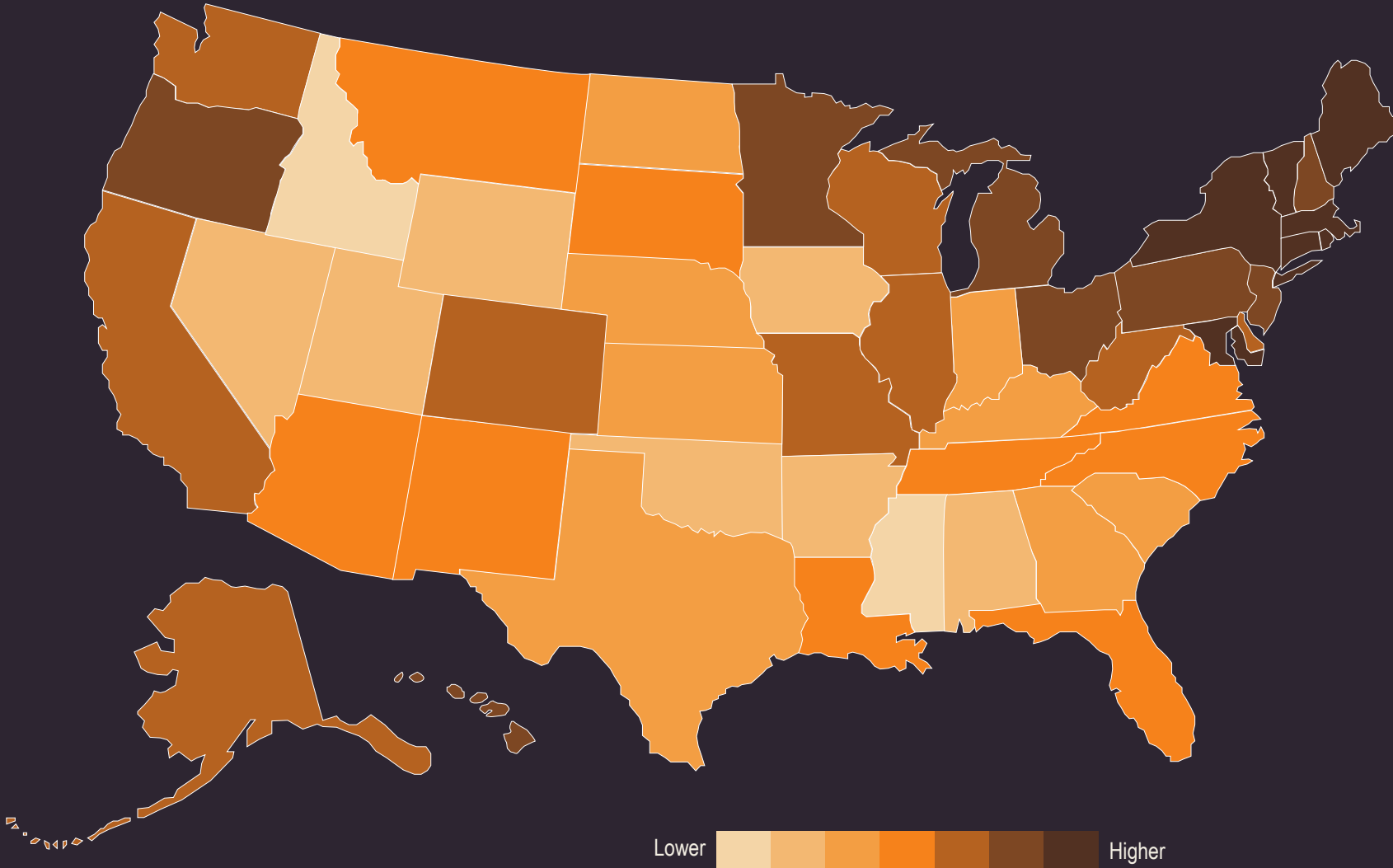


**#32**

FOR MENTAL  
HEALTH PROVIDERS

# Healthcare Workforce

## ACTIVE PHYSICIANS PER 100,000 POPULATION



Rank	State	Value
1	Massachusetts	466.0
2	Maryland	393.5
3	New York	389.4
4	Vermont	386.2
5	Rhode Island	383.5
6	Connecticut	364.0
7	Maine	331.7
8	Pennsylvania	328.5
9	New Hampshire	322.9
10	Hawaii	321.9
45	NEVADA	218.5
	U.S. Average	286.5

Source: Association of American Medical Colleges; Nevada Health Workforce Research Center

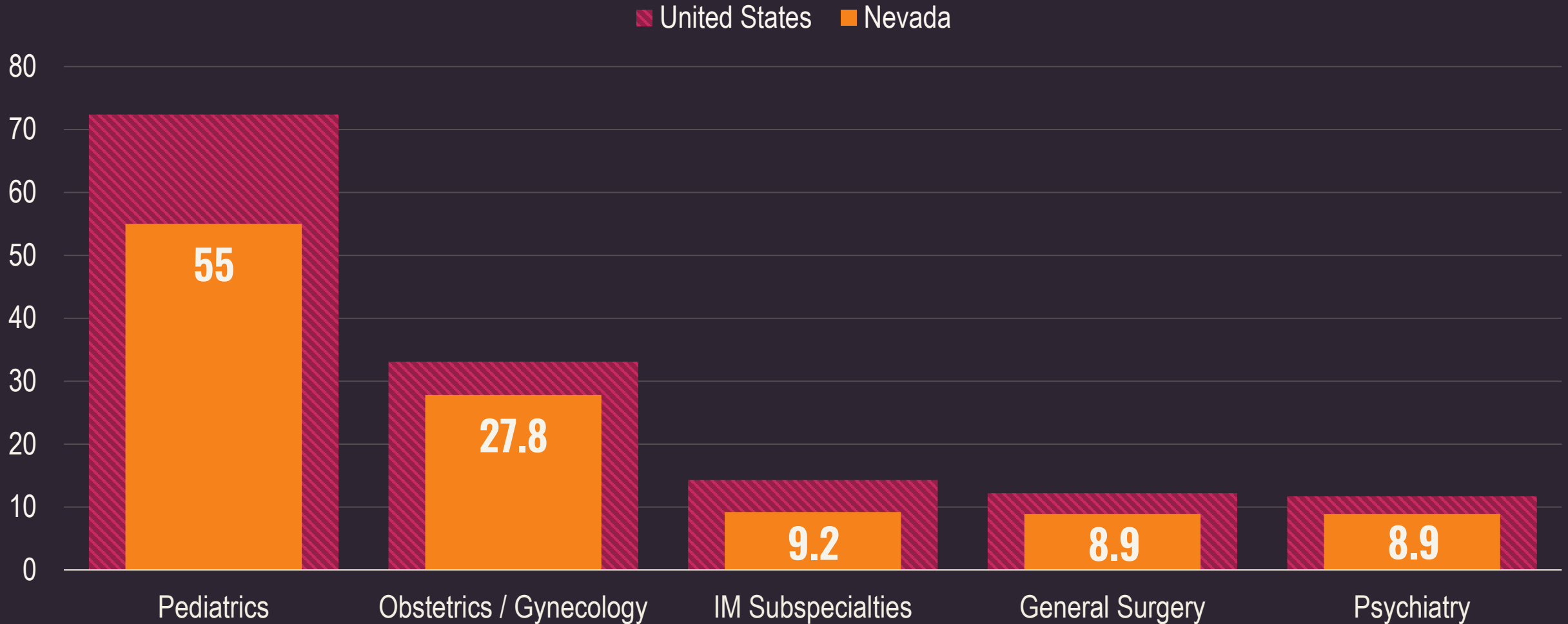
# 2,450

PHYSICIANS NEEDED TO MEET  
NATIONAL AVERAGE



# Healthcare Workforce

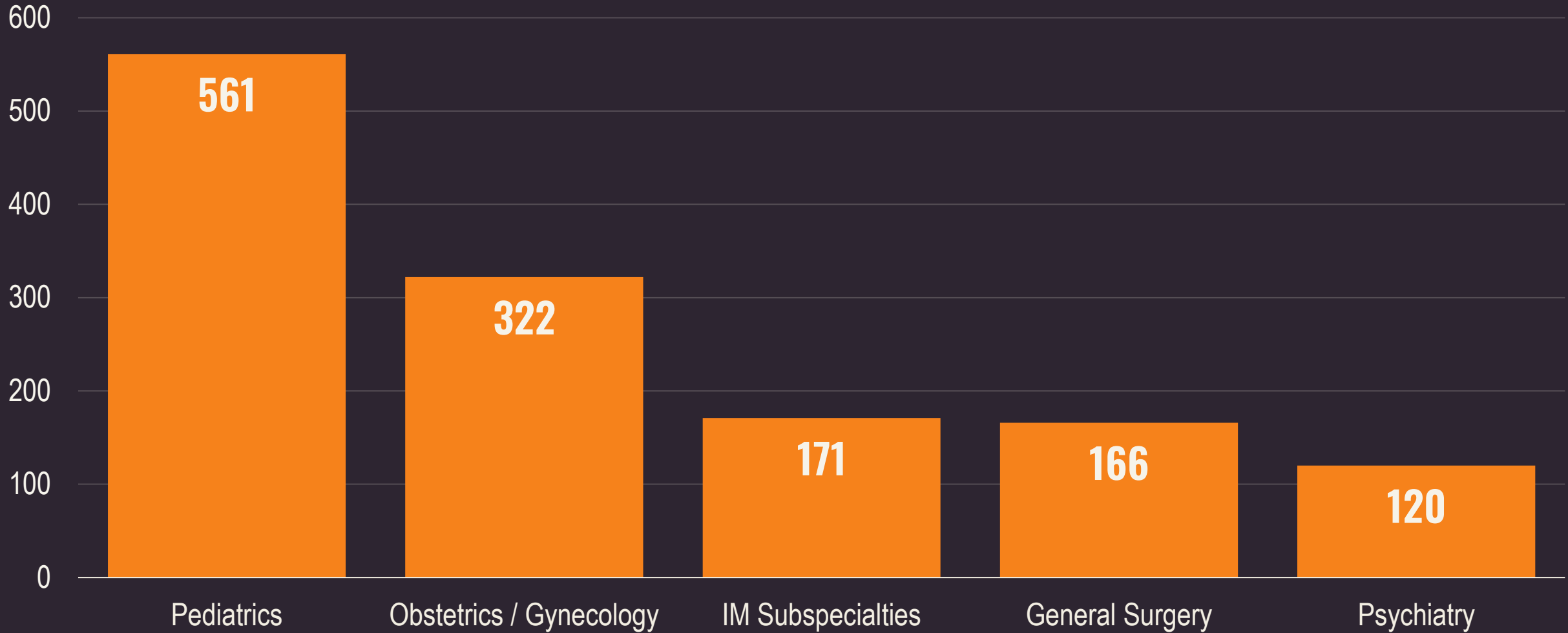
## HIGHEST NEED SPECIALTIES | PHYSICIANS PER 100,000 POPULATION



Source: Nevada Health Workforce Research Center. Note: Data for 2022.

# Healthcare Workforce

## HIGHEST NEED SPECIALTIES | ADDITIONAL PHYSICIANS NEEDED



Source: Nevada Health Workforce Research Center. Note: Data for 2022.

# *Nevada Access to Care*

# 60%

OF NEVADA RESIDENTS DELAYED  
OR SKIPPED NEEDED HEALTHCARE  
DUE TO COST IN THE LAST YEAR





# *OPPORTUNITY*

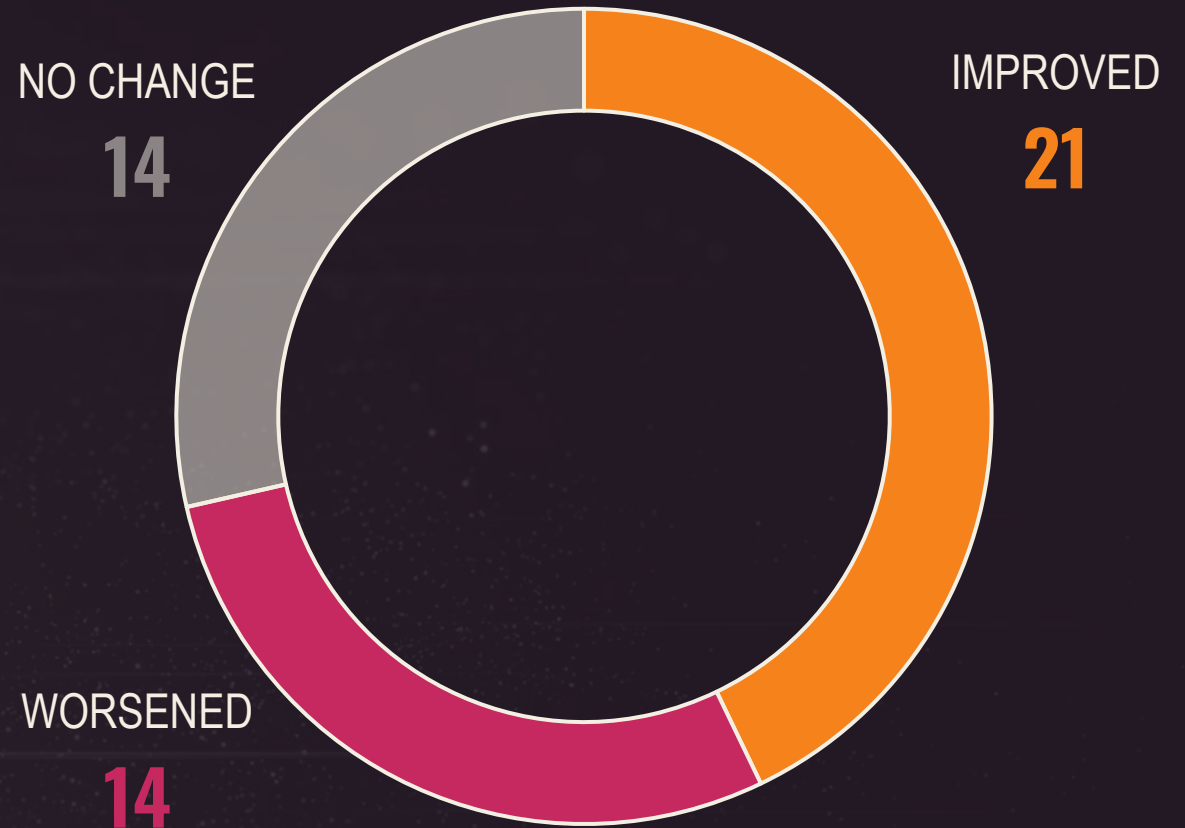
A renewed focus on  
healthcare addresses  
both accessibility  
and economic  
development issues

# Health System Performance

## NEVADA 2023 SCORECARD | INDICATOR CHANGES

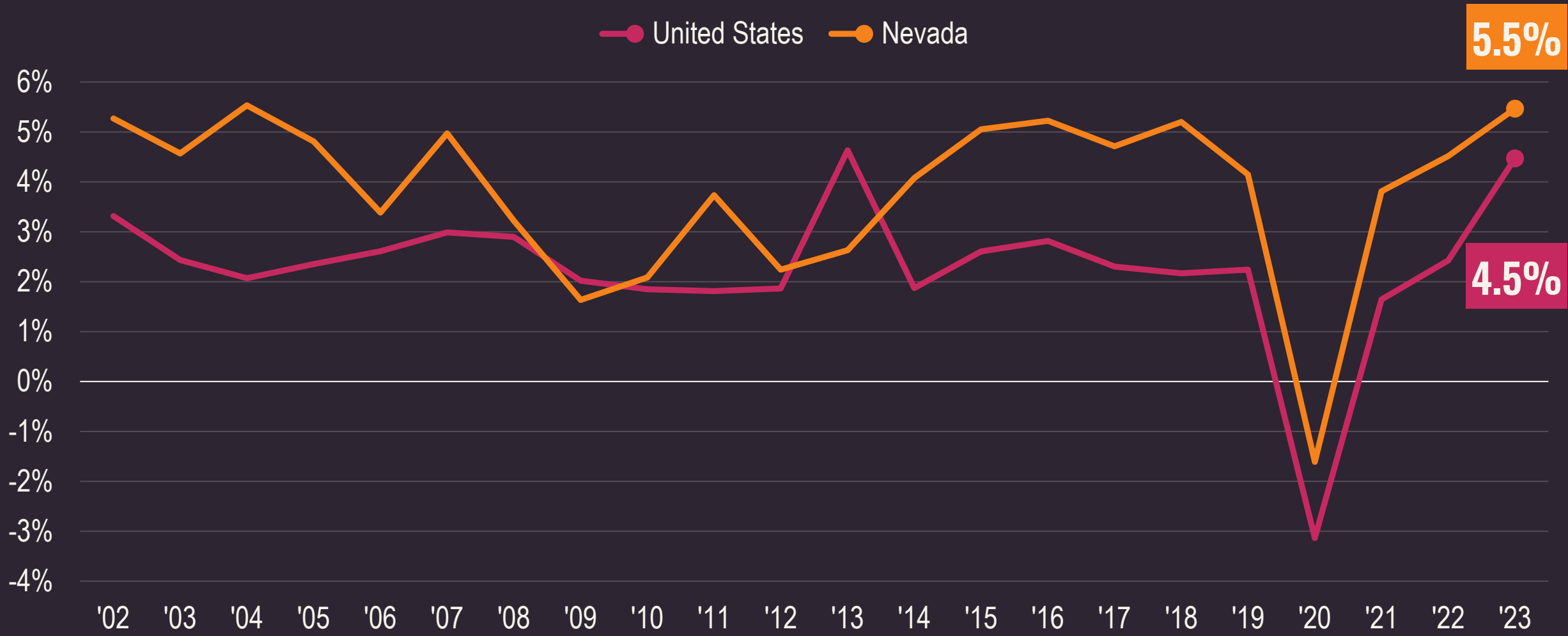
# 21 Improved

### INDICATORS IN NEVADA



# Healthcare Workforce

## ANNUAL GROWTH

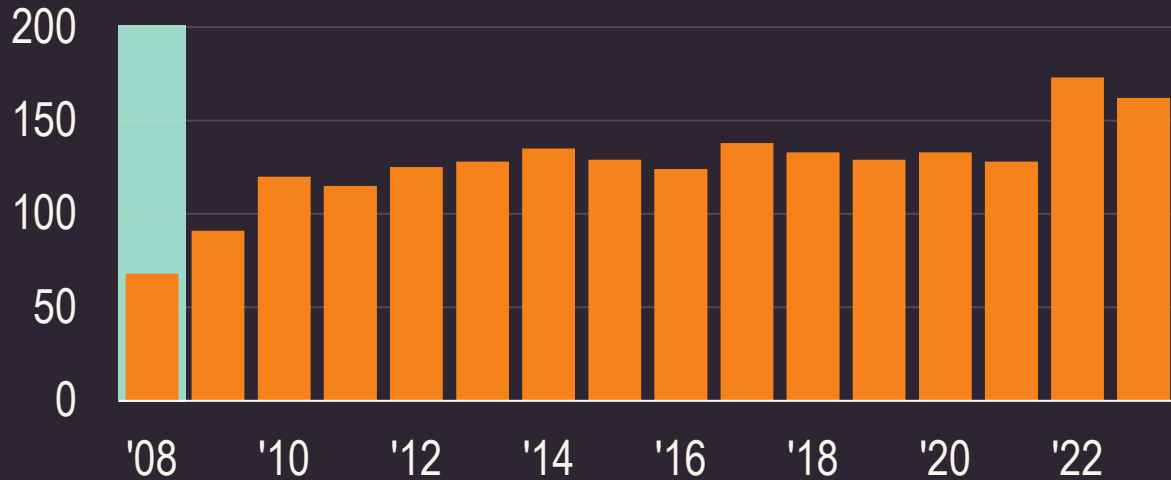


Source: Bureau of Labor Statistics; Applied Analysis. Note: Healthcare employment is based on NAICS 62 health care and social assistance.

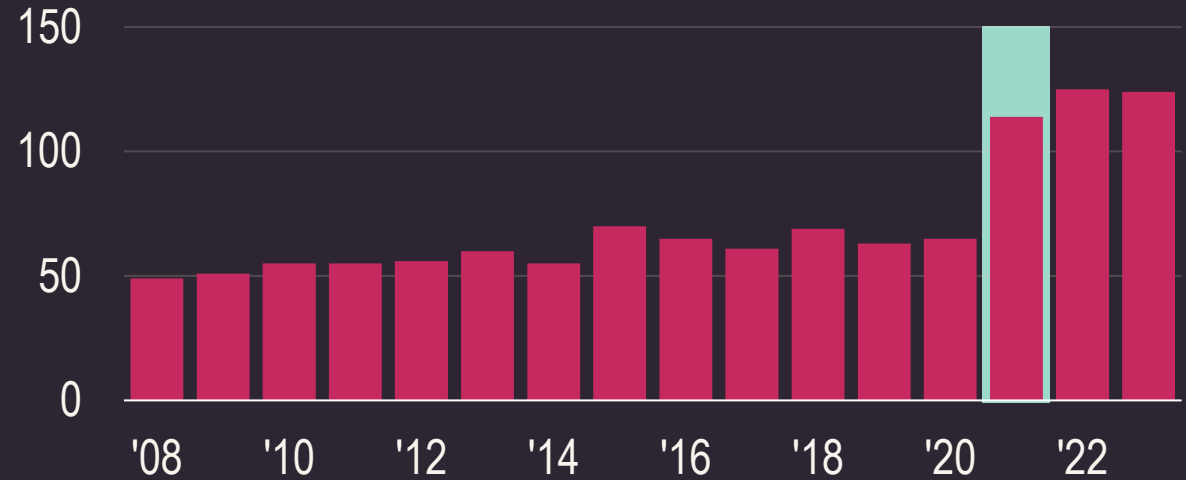
# Healthcare Workforce

## NEVADA MEDICAL SCHOOL GRADUATES

### Osteopathic Graduates (DO)



### Allopathic Graduates (MD)



### Touro University

2008 First Graduating Class



Image Source: John Morris

### Kirk Kerkorian

2021 First Graduating Class

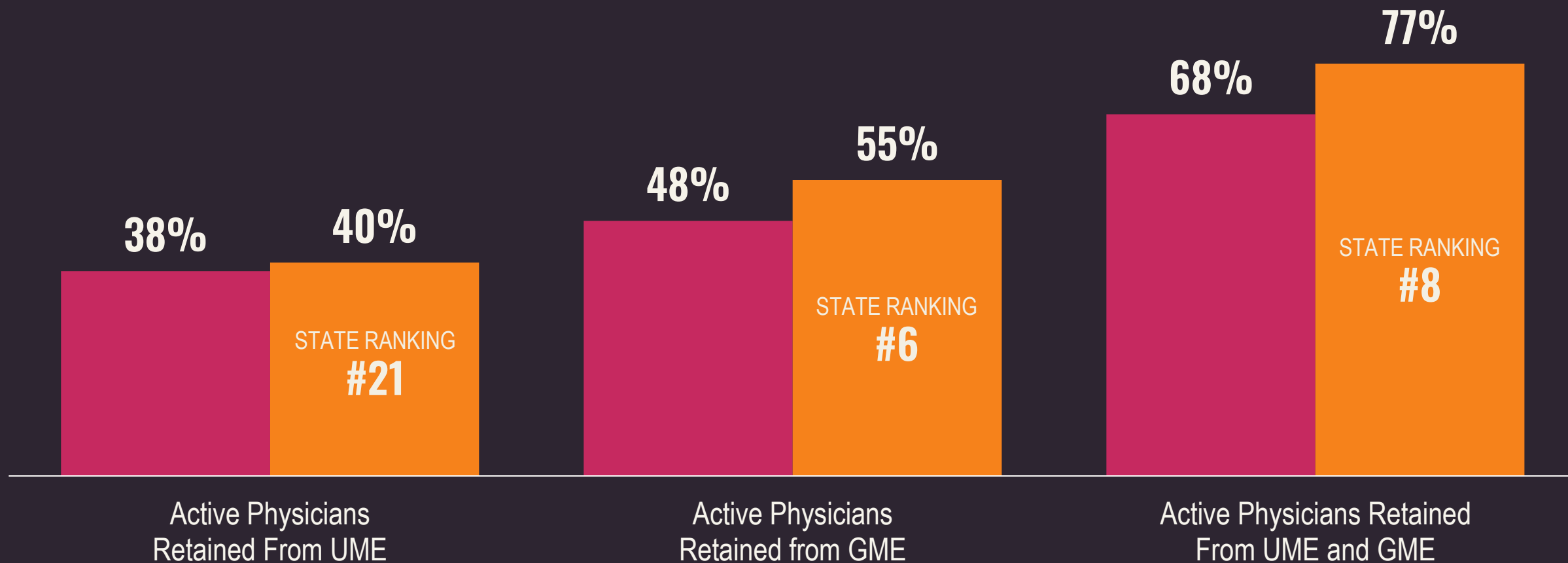


Image Source: Josh Hawkins

# Healthcare Workforce

## RETENTION RATES

■ United States ■ Nevada

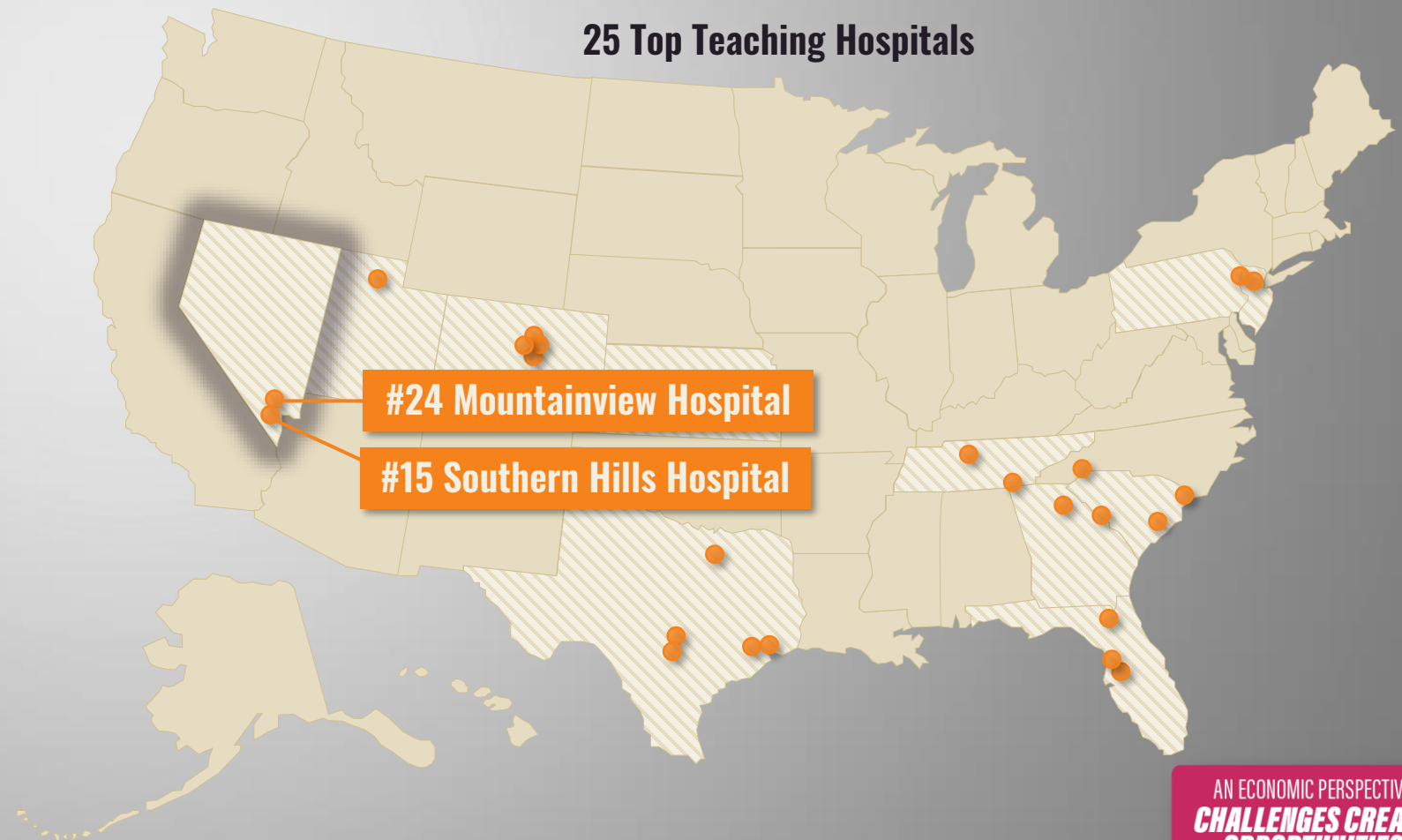


Source: Association of American Medical Colleges. Note: UME = Undergraduate Medical Education; GME = Graduate Medical Education



# Fortune Names HCA Healthcare One Of The World's Most Admired Companies

36 HCA Healthcare hospitals also recognized on 2024 Fortune/PINC AI 100 Top Hospitals list



Source: Fortune/PINC AI

# 10 Best States For Hospital Patient Experience

Hospitals in Nevada have the highest patient experience scores of any state...



20 Top Large Community Hospitals



# Healthcare Investments

IH Badura Clinic



UHS Henderson Hospital



ER At Cadence



NLV Village



# Policy Focus Areas

INFRASTRUCTURE &  
**Workforce**

COSTS &  
**Affordability**

HEALTHCARE  
**Accessibility**

OVERALL  
**Accountability**



# Housing



# Healthcare



# Education



# Tourism

***CHALLENGE***

***OPPORTUNITY***



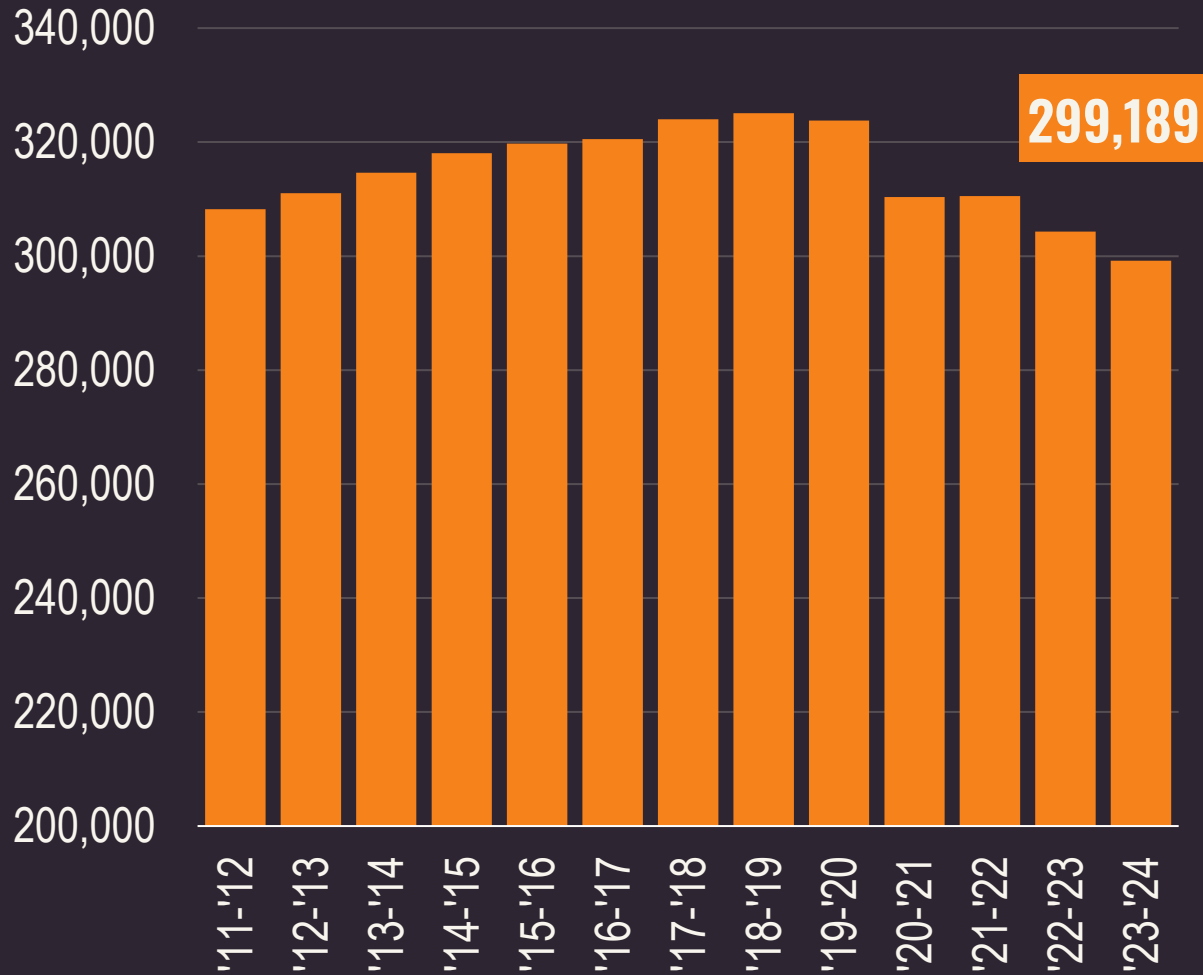
# ***CHALLENGE***

Clark County is one  
of the lowest  
performing school  
districts in the nation

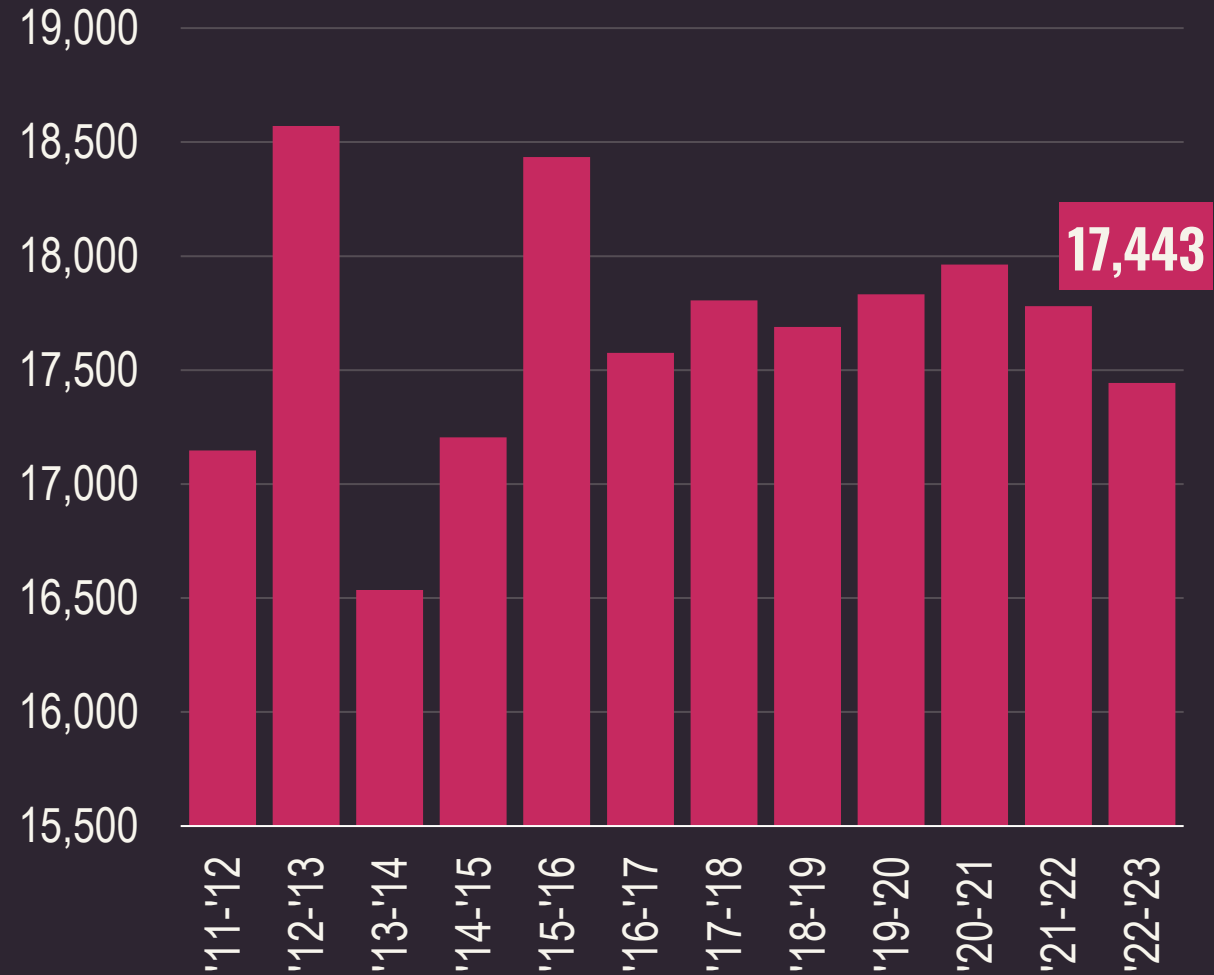


# Clark County School District

## Enrollment



## Teachers

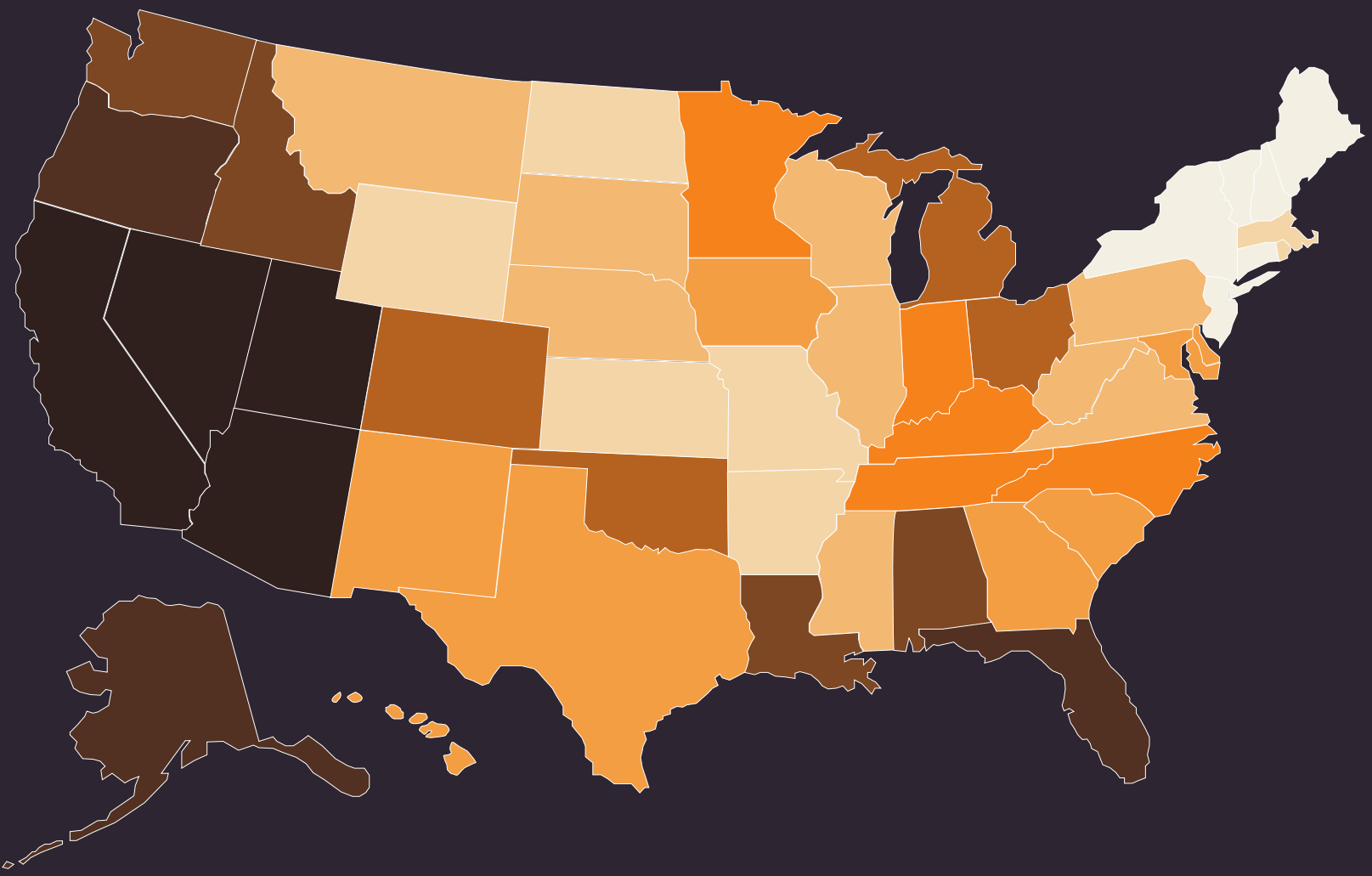


Source: Clark County School District; Nevada Report Card. Note: Teachers include personnel classified as licensed as a teacher or as an instructional support staff.



# Student-Teacher Ratio

FALL 2022



Rank	State	Ratio
1	Vermont	10.5
2	District of Columbia	11.3
3	Maine	11.4
4	New Hampshire	11.5
5	Connecticut	11.7
47	Oregon	18.7
48	NEVADA	21.0
49	California	21.8
50	Utah	22.2
51	Arizona	22.8
<b>U.S. Average</b>		<b>15.4</b>

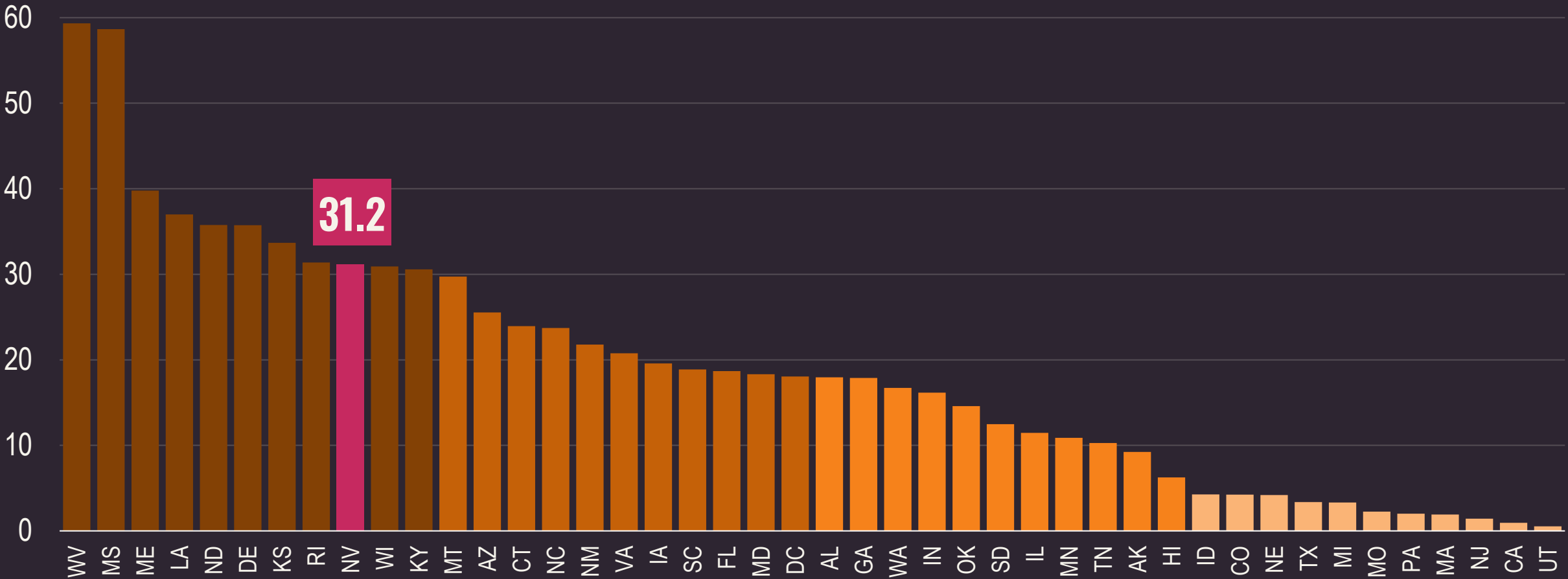


Source: National Center for Education Statistics

# Teacher Vacancies

PER 10,000 STUDENTS

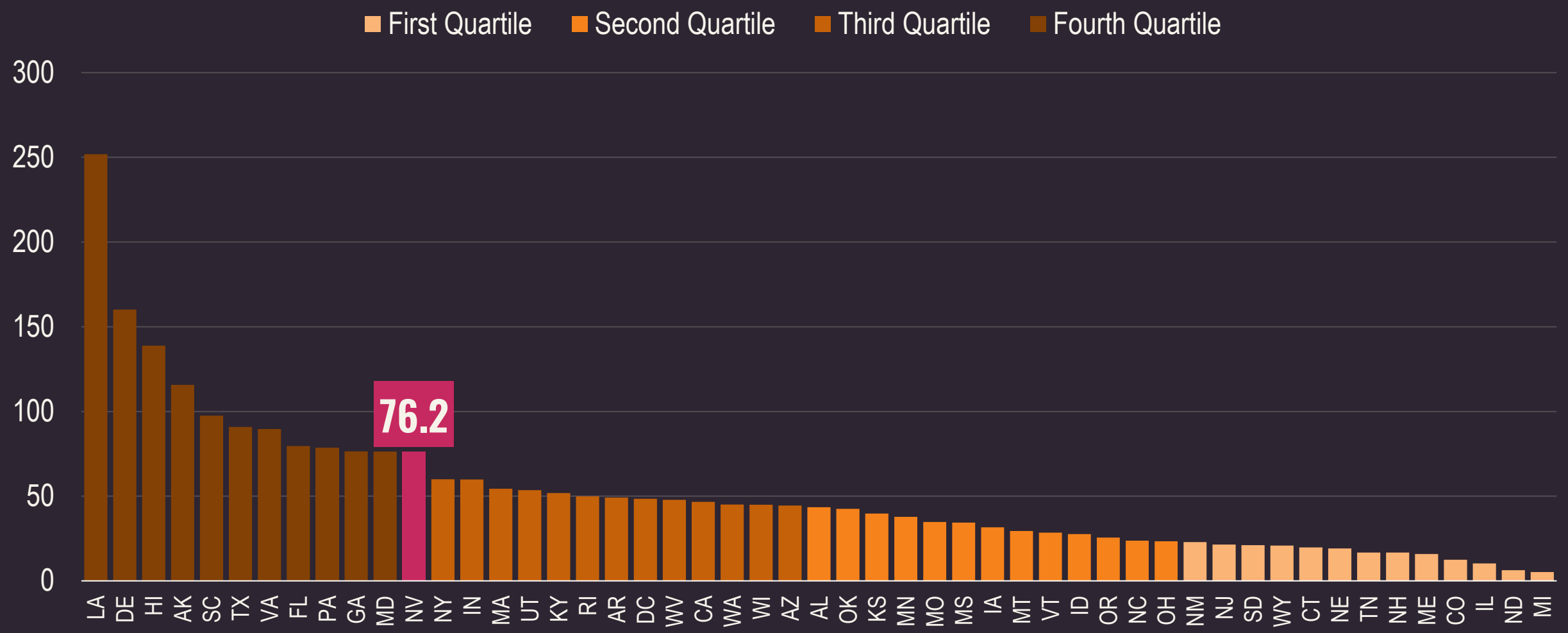
■ First Quartile ■ Second Quartile ■ Third Quartile ■ Fourth Quartile



Source: TeacherShortages.Com. Note: Data not available for states not listed (Arkansas, New Hampshire, New York, Ohio, Oregon, Vermont and Wyoming). Vacancy rates are determined by state-level sums of teacher vacancies over state-level sums of students (x10,000) retrieved from the latest Common Core Data.





# Underqualified Teacher Hires

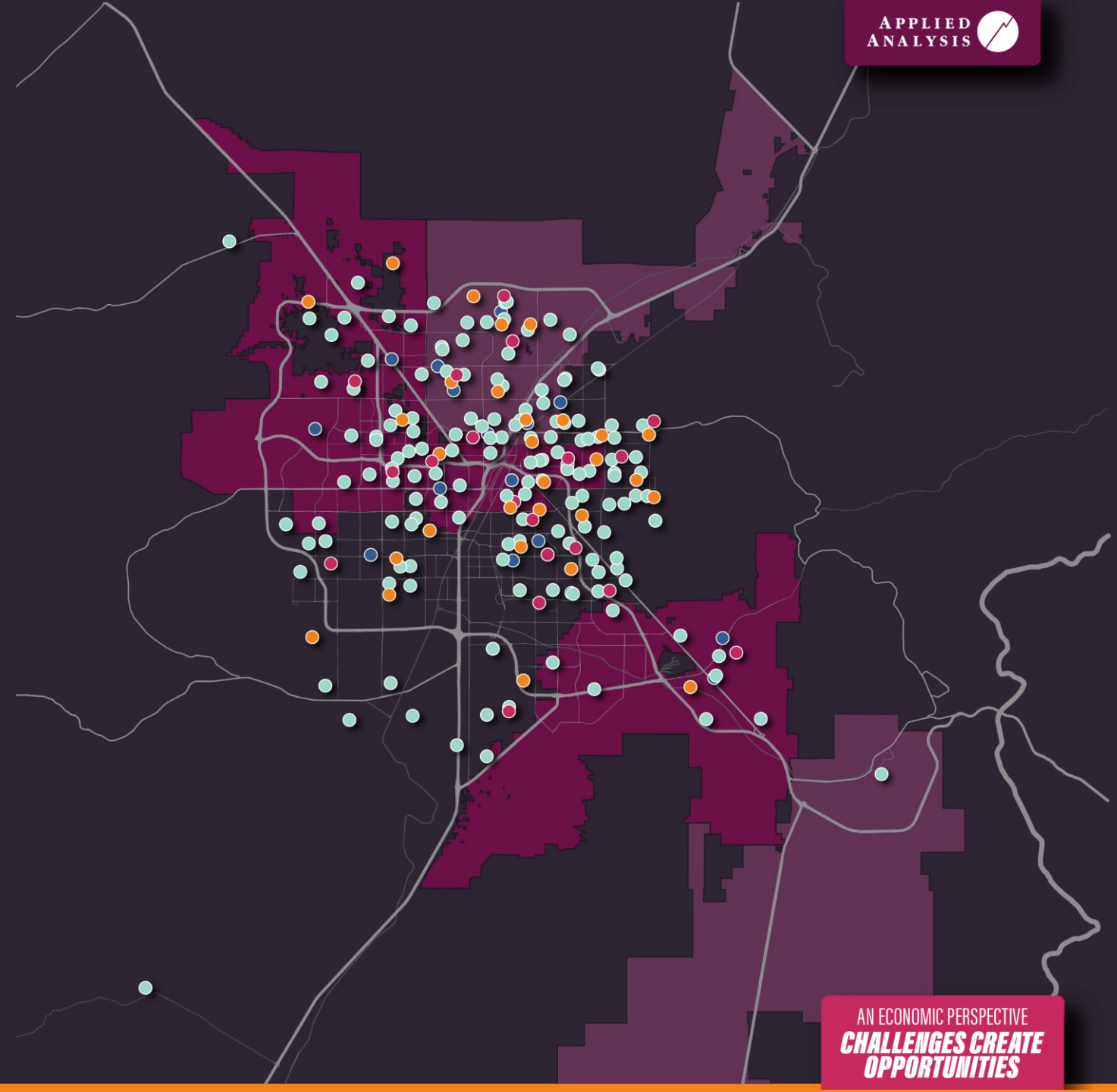
PER 10,000 STUDENTS



Source: TeacherShortages.Com. Note: An underqualification is a position assumed by an individual who does not fully meet the state's qualification requirements for the specific position, including those who are qualified but not for the specific position they hold (i.e., out-of-field teachers). Underqualification rates are determined by state-level sums of underqualified teachers hired over state-level sums of students (x10,000) retrieved from the latest Common Core Data.

# 1- and 2-Star Public and Charter Schools

-  High School
-  Middle School
-  Elementary School
-  Charter School



Source: Nevada Department of Education

# Nevada Community Challenges

## TOP 5



**EDUCATION**

1



**HEALTHCARE/MENTAL HEALTH**

2



**HOMELESS/POVERTY**

3



**AFFORDABLE HOUSING**

4



**FOOD INSECURITY**

5



**EDUCATION HAS RANKED AS THE #1 CHALLENGE FOR THE PAST 10 YEARS**




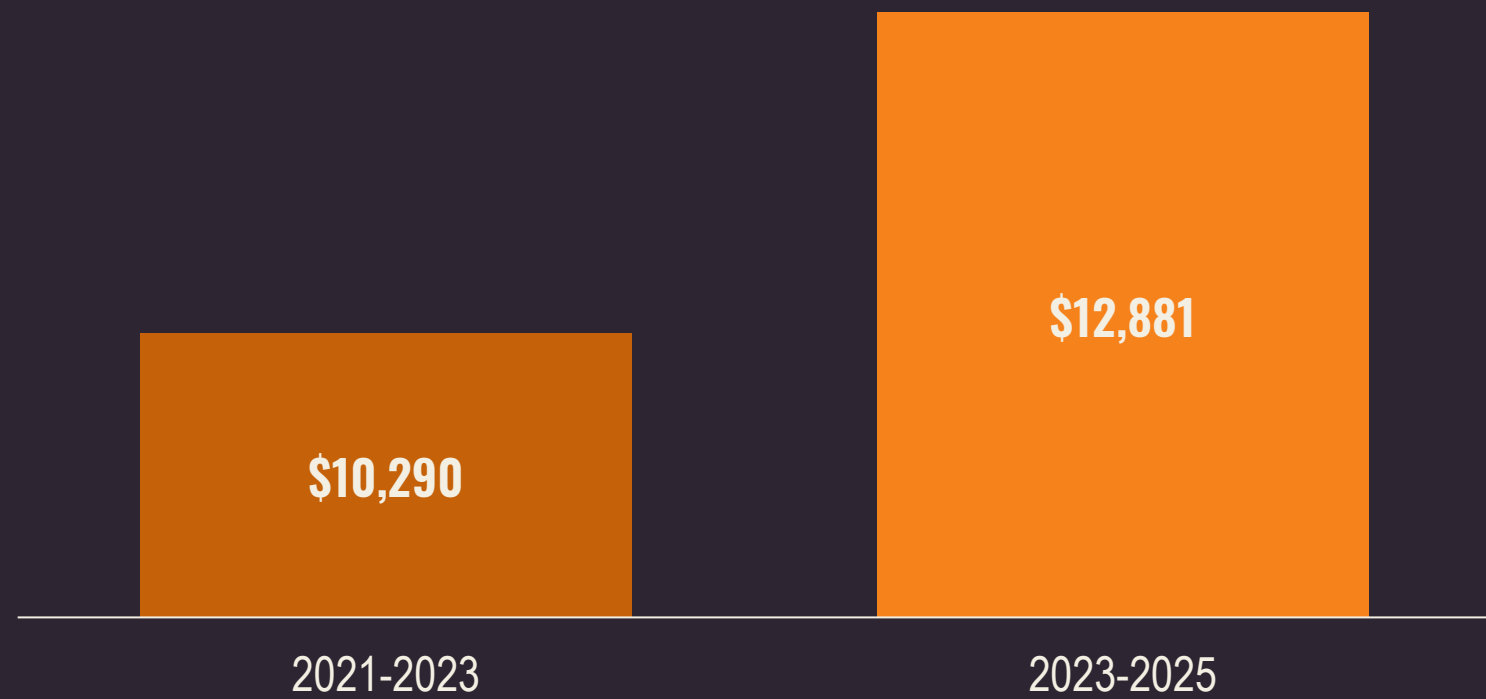
# *OPPORTUNITY*

As we have developed options for education, pathways for improvement have been identified

# K-12 Education Funding Snapshot

## NEVADA

**Per Pupil Spending<sup>[1]</sup>**  
National Average: \$17,121<sup>[2]</sup>







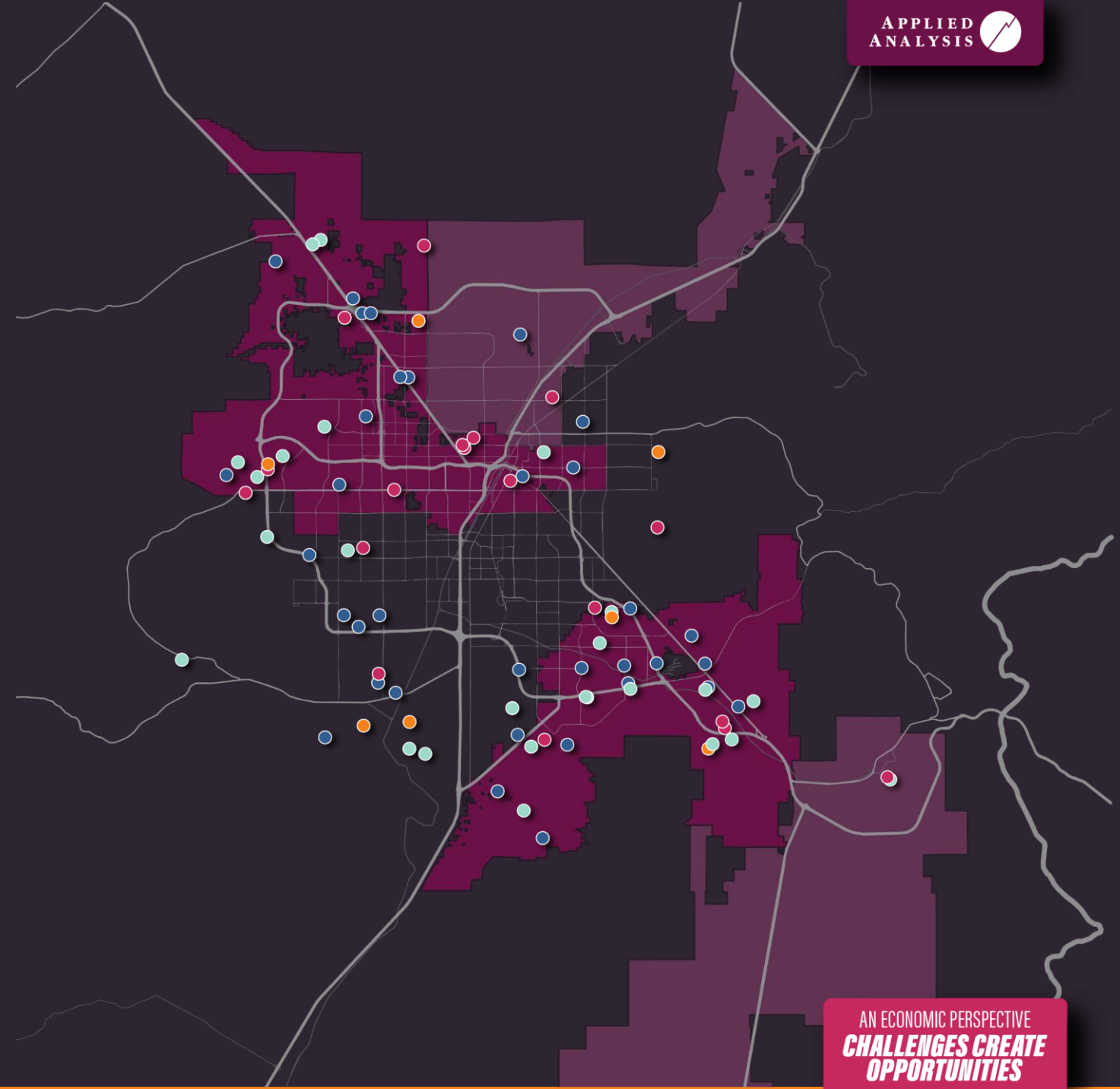
**\$2.6B**

K-12 BUDGET INCREASE  
OVER THE BIENNIUM  
(2023-25)

Source: Nevada Department of Education; Applied Analysis; World Population Review; and U.S. Census. Note: [1] Per pupil spending for Nevada are estimated based off the current K-12 enrollment. These are subject to changes. [2] 2024 national estimate.

# 4- and 5-Star Public and Charter Schools

-  High School
-  Middle School
-  Elementary School
-  Charter School



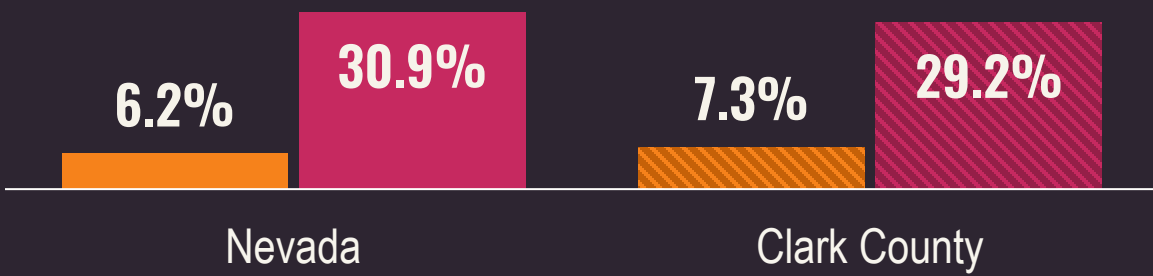
Source: Nevada Department of Education



# School Performance Comparisons

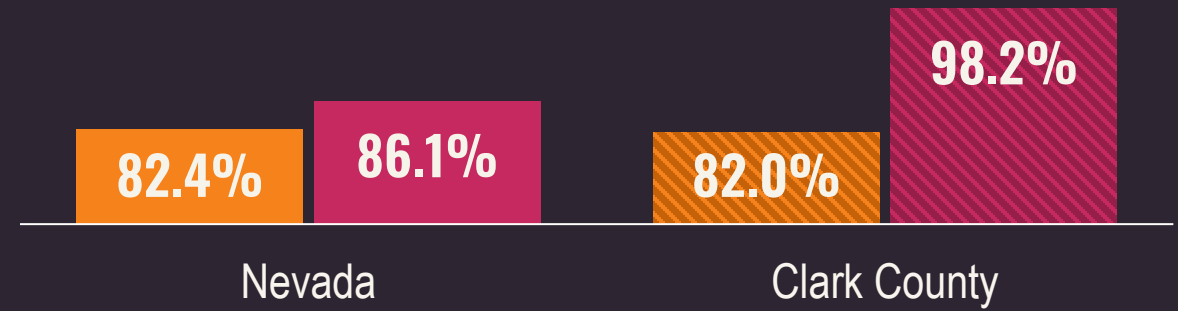
## 5-Star School Ratings

Public Schools Charter Schools



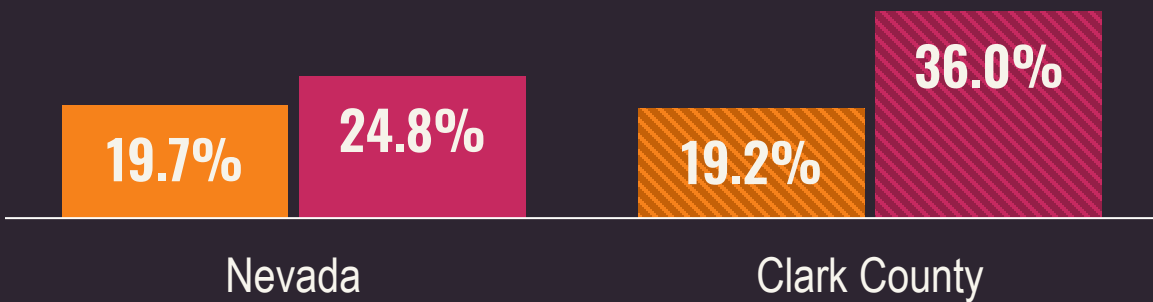
## Graduation Rates

Public Schools Charter Schools



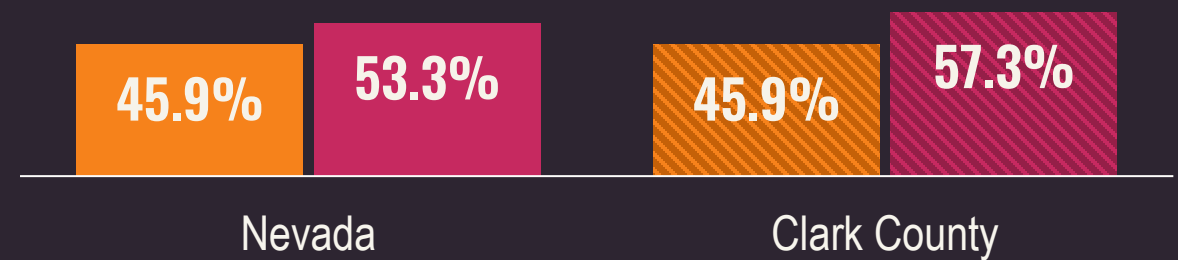
## ACT Results | Mathematics

Public Schools Charter Schools



## ACT Results | English Language Arts

Public Schools Charter Schools



Source: ACT Inc., U.S. Department of Education, Nevada Department of Education, Applied Analysis. Note: ACT Results = Percent meeting benchmark.

## Apprenticeship Program Helping Address Teacher Shortage Issue In Southern Nevada

*The program, which began in 2020 and has received financial support from CCSD and the Nevada Department of Education, covers tuition and fees for participants...The program has a 95 percent graduation rate*

# Policy Focus Areas

WORKFORCE &  
**Quality**

SCHOOL & STUDENT  
**Performance**

STUDENT  
**Choice**

OVERALL  
**Accountability**



# Housing



# Healthcare



# Education



# Tourism

***CHALLENGE***

***OPPORTUNITY***



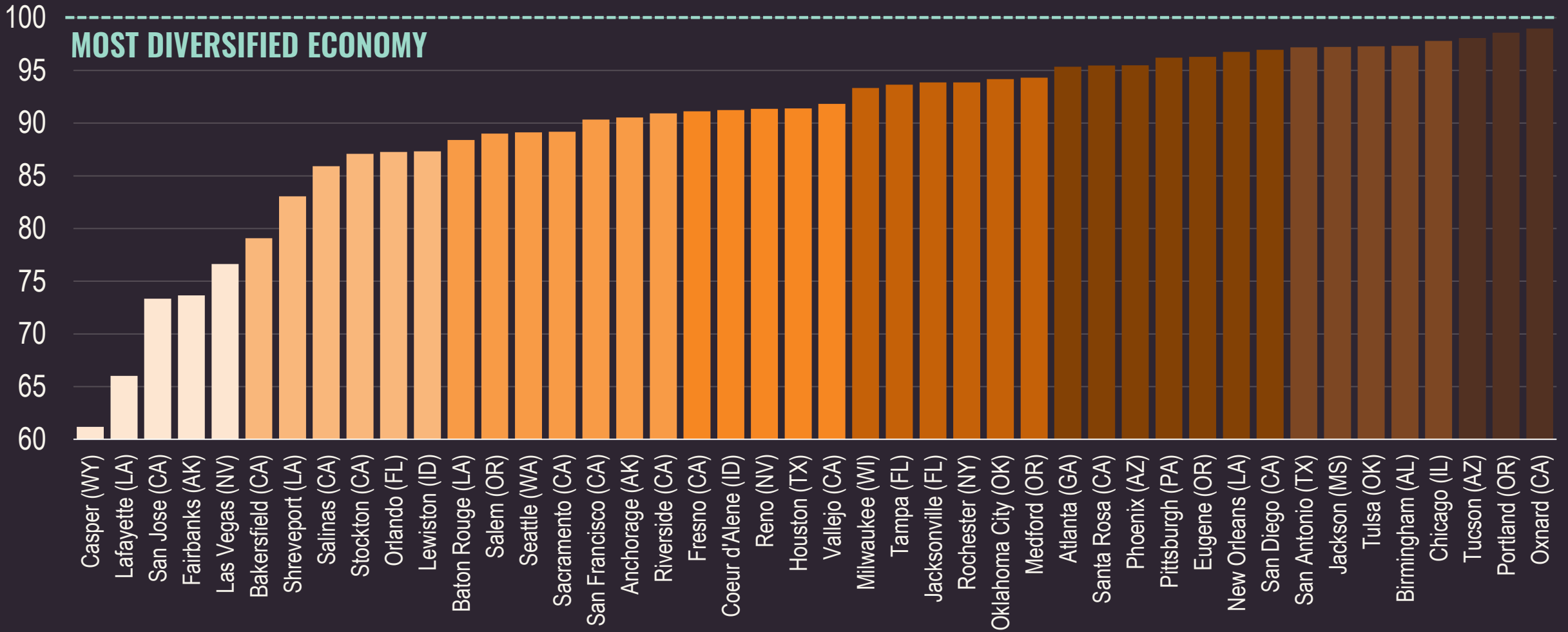
# ***CHALLENGE***

We are a tourism-  
dependent economy



# Hachman Diversity Index

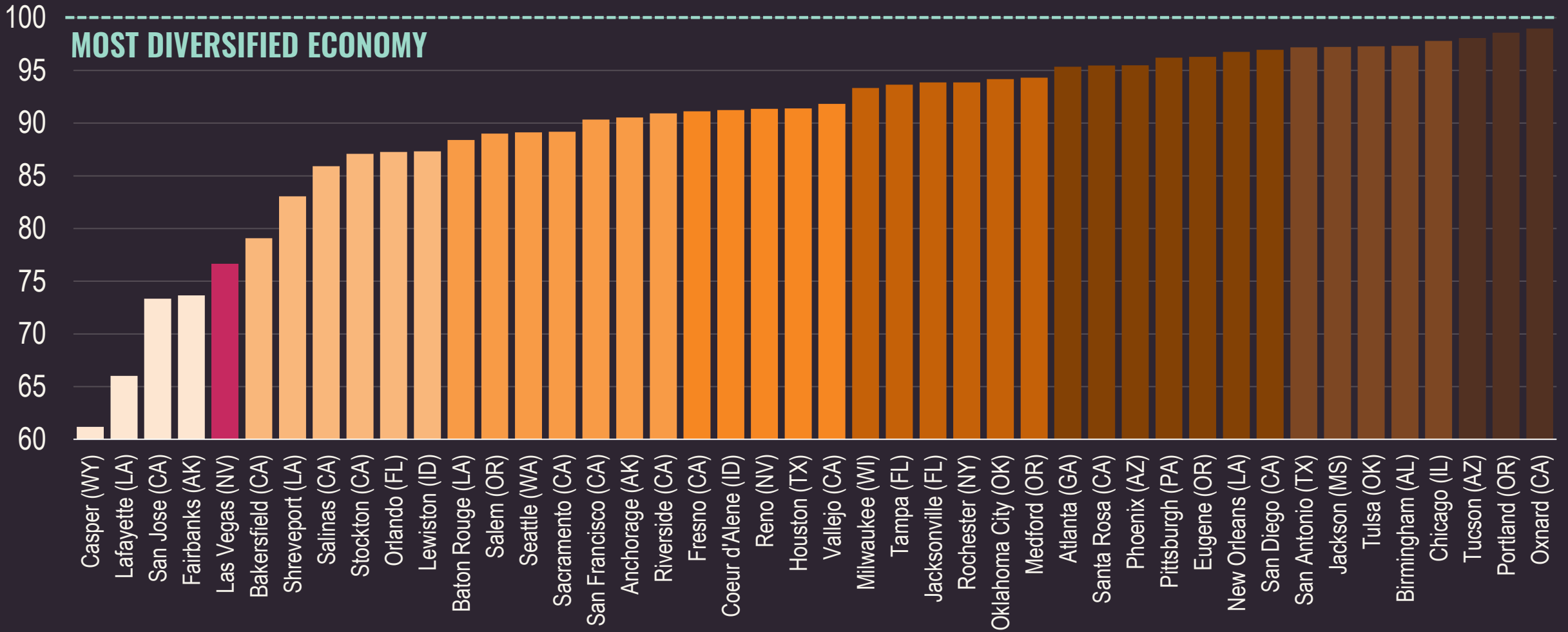
## SELECTED MSAS | JUNE 2024



Source: Applied Analysis

# Hachman Diversity Index

SELECTED MSAS | JUNE 2024



Source: Applied Analysis



# *Leisure and Hospitality Industry*



**301K**

LAS VEGAS MSA  
L&H EMPLOYEES

# *Leisure and Hospitality Industry*



# 26.1%

LAS VEGAS MSA  
SHARE OF EMPLOYMENT

# Las Vegas Is A Top Domestic Summer Travel Destination For US Residents

*...Las Vegas came in at number one for top domestic travel destinations for U.S. citizens*



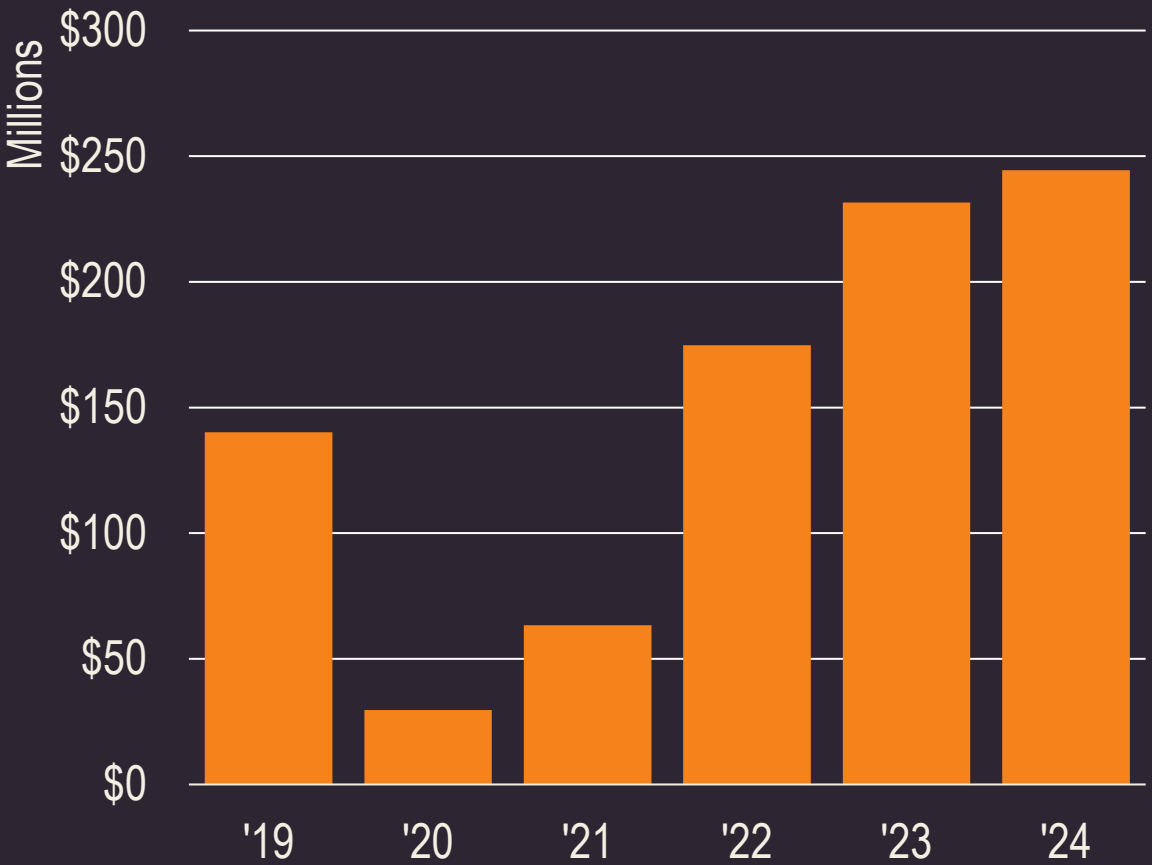
# *OPPORTUNITY*

Tourism benefits the  
local economy

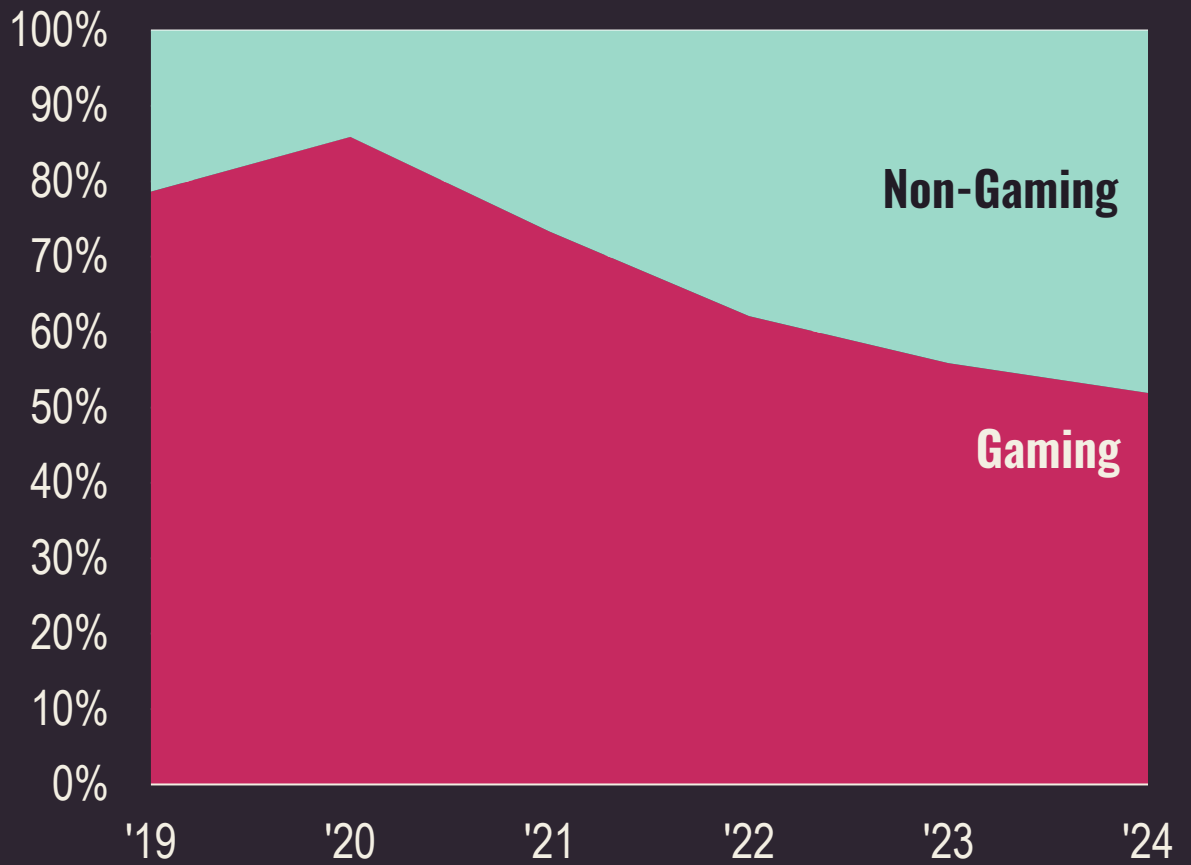
# Live Entertainment Tax

## NEVADA | CALENDAR YEAR

Total Collections

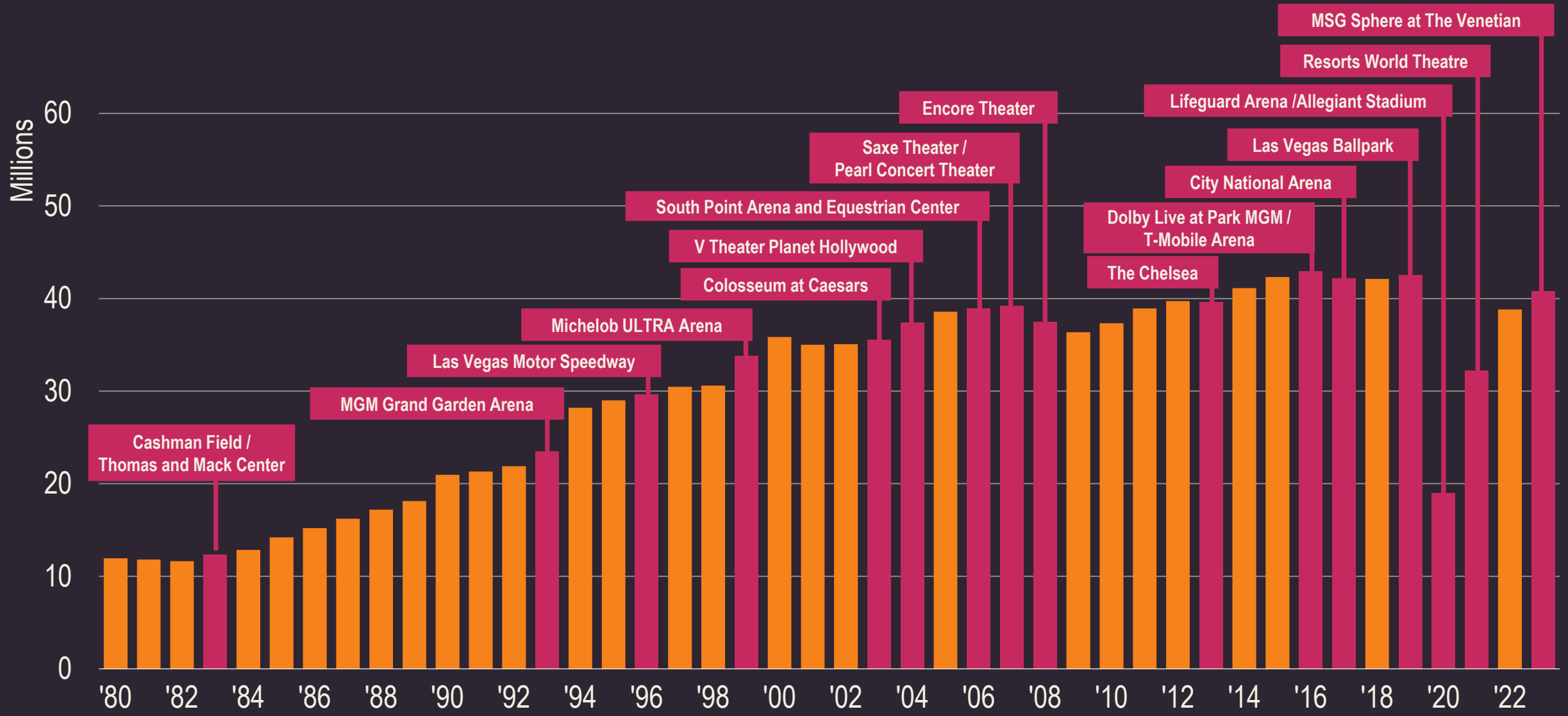


Share of Collections



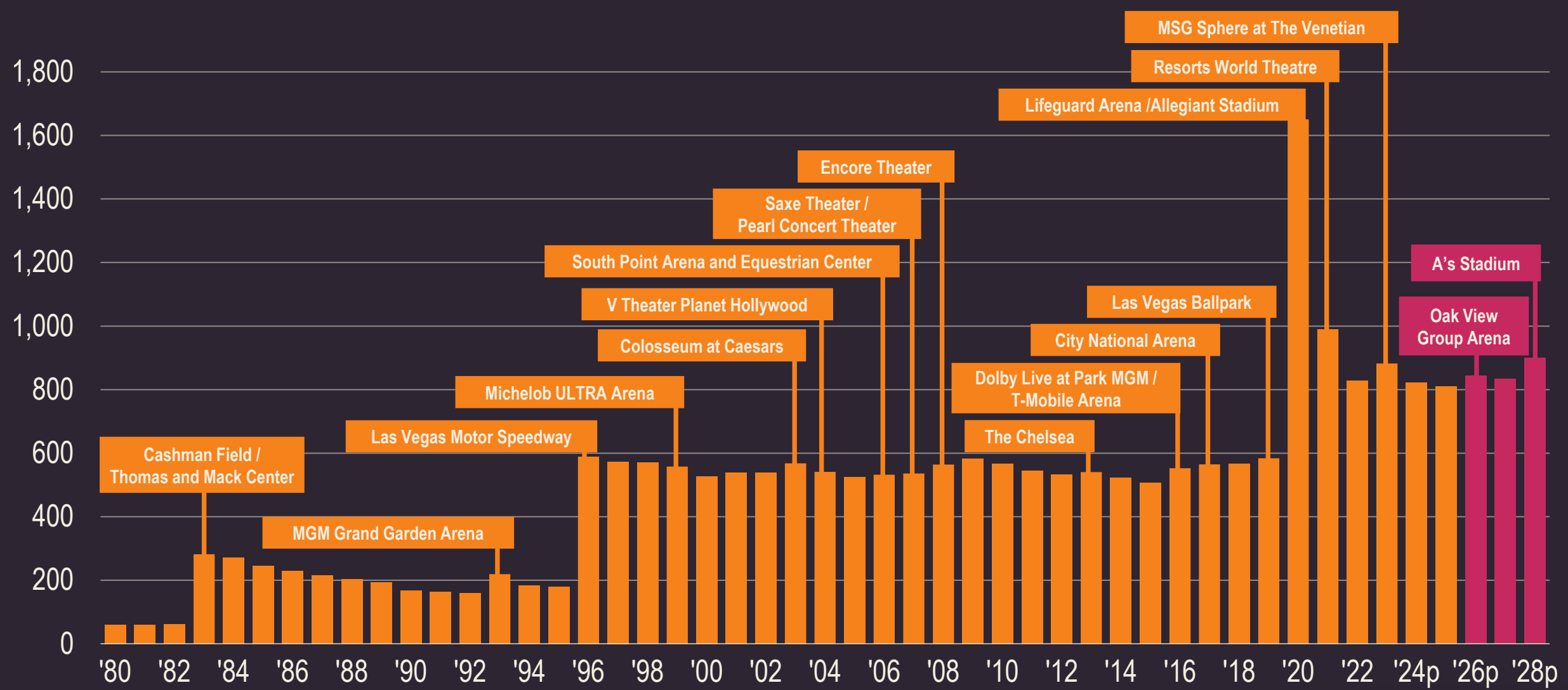
Source: Nevada Department of Taxation; Gaming Control Board; Applied Analysis; Note: 2024 trailing 4-quarter total through Q2.

# Venue Openings and Visitor Volume



Source: Las Vegas Convention and Visitors Authority; Applied Analysis

# Seating Inventory per 100K Visitors



Source: Las Vegas Convention and Visitors Authority; Applied Analysis

# Tourism Economy

## AVERAGE DAILY ROOM RATES



Source: Las Vegas Convention and Visitors Authority. Note: Spring is March through May; Summer is June through August; Fall is September through November; Winter is December Through February.



# *Fiscal Impact of Tourism*

## CLARK COUNTY | ANNUAL TAX BURDEN REDUCTION



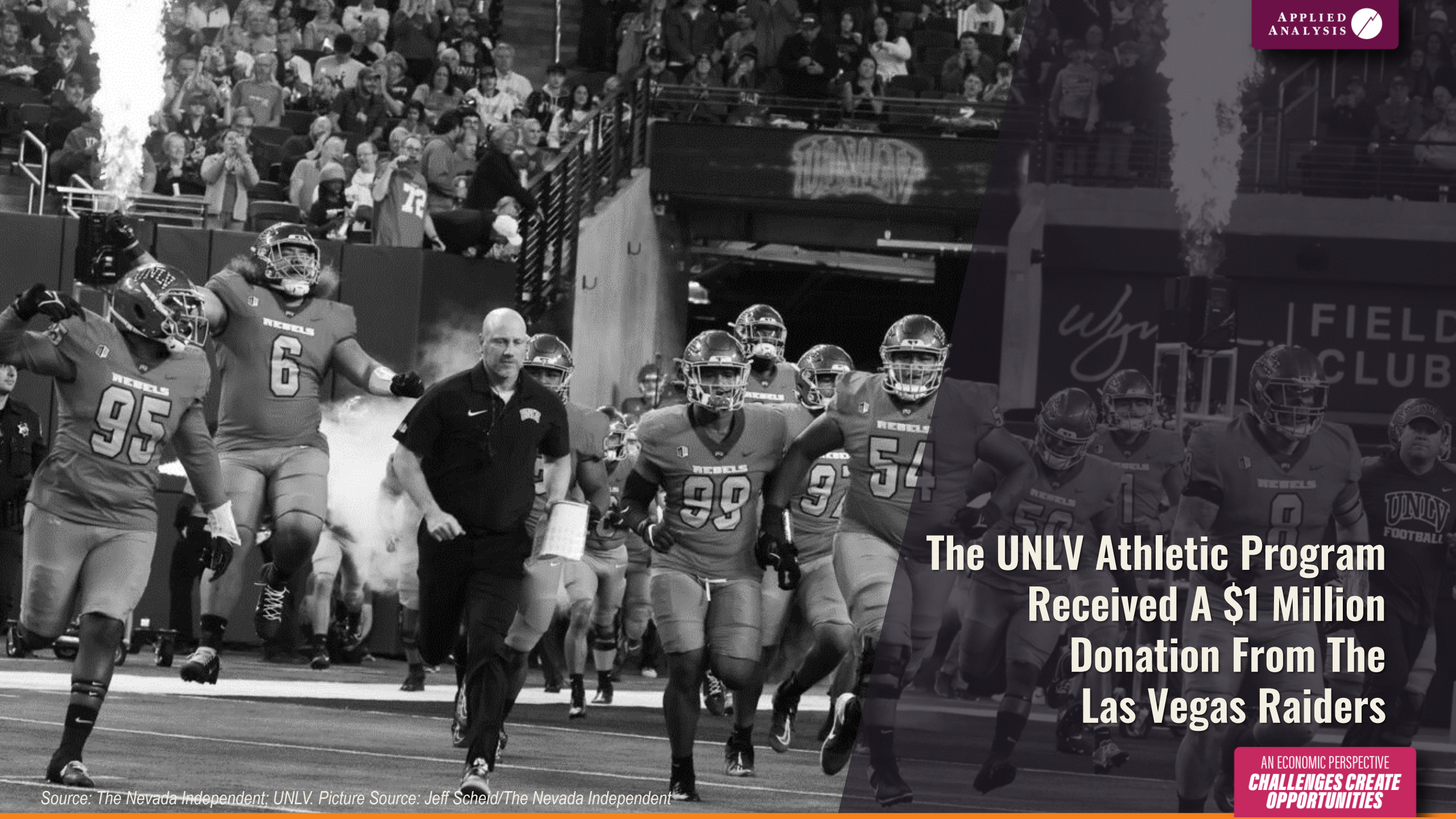
**\$1,130**

FOR EVERY  
RESIDENT



**\$3,010**

FOR EVERY  
HOUSEHOLD



# The UNLV Athletic Program Received A \$1 Million Donation From The Las Vegas Raiders

Source: The Nevada Independent; UNLV. Picture Source: Jeff Scheid/The Nevada Independent



# The UNLV Rebels Football Team Is In The Midst Of Its Best Effort On The Gridiron In 10 Years

Source: The Nevada Independent; UNLV. Picture Source: Jeff Scheid/The Nevada Independent

AN ECONOMIC PERSPECTIVE  
**CHALLENGES CREATE OPPORTUNITIES**

# Brightline Striving To Be On Track For '28 L.A. Olympic Games

*Brightline West envisions opening its decade-plus-in-the-making high-speed rail line between Las Vegas and Southern California by the time the 2028 Olympics Games in Los Angeles begin*



**218 mi.**



APPROX TRAVEL TIME

**02** **10**  
Hours Minutes

Note: Map recreated from Nevada Department of Transportation.

*brightline*  
west

APPLIED ANALYSIS

**VICTOR VALLEY**

**HESPERIA**

**RANCHO CUCAMONGA**



Note: Map recreated from Nevada Department of Transportation.

AN ECONOMIC PERSPECTIVE  
**CHALLENGES CREATE OPPORTUNITIES**

*brightline*  
west



1 HOUR



25 MINUTES



***VICTOR VALLEY***



***HESPERIA***

Note: Map recreated from Nevada Department of Transportation.

# *brightline* west



1 HOUR 30 MIN



45 MINUTES

Barstow




Note: Map recreated from Nevada Department of Transportation.



**Baker**



 **2 HOUR 22 MIN**


 **1 HOUR 22 MIN**


Note: Map recreated from Nevada Department of Transportation.

*brightline*  
west

# LAS VEGAS



 **3 HOUR 43 MIN**

 **2 HOUR 10 MIN**

Note: Map recreated from Nevada Department of Transportation.



Picture Source: Regional Transportation Commission of Southern Nevada

AN ECONOMIC PERSPECTIVE  
**CHALLENGES CREATE OPPORTUNITIES**



# *OPPORTUNITY*

Tourism  
investments help to  
supplement critical  
industries in Nevada



# SPORTS INNOVATION IN LAS VEGAS

MARKET OVERVIEW



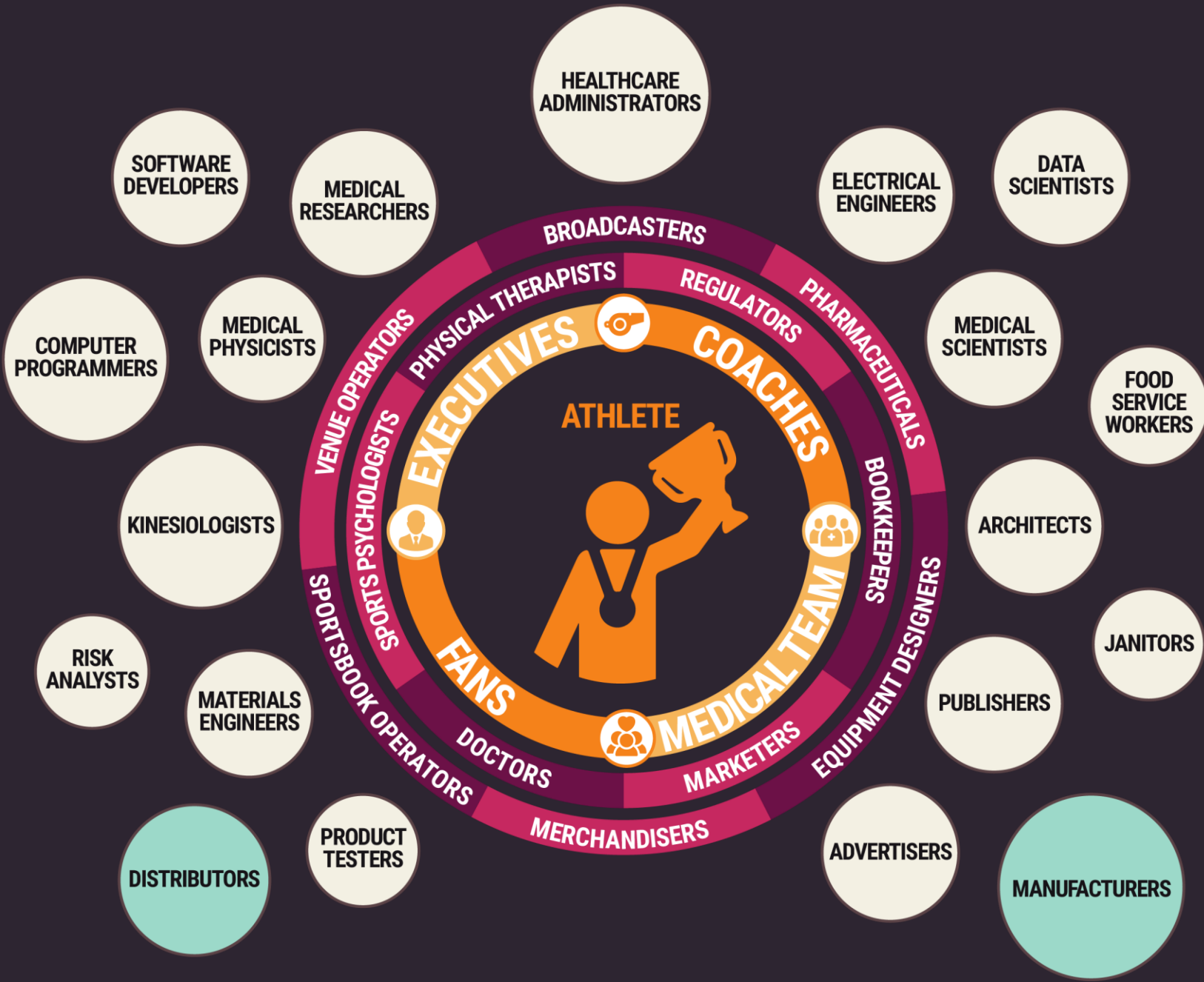
# BIOTECHNOLOGY IN LAS VEGAS

MARKET OVERVIEW



# FINTECH IN LAS VEGAS

MARKET OVERVIEW

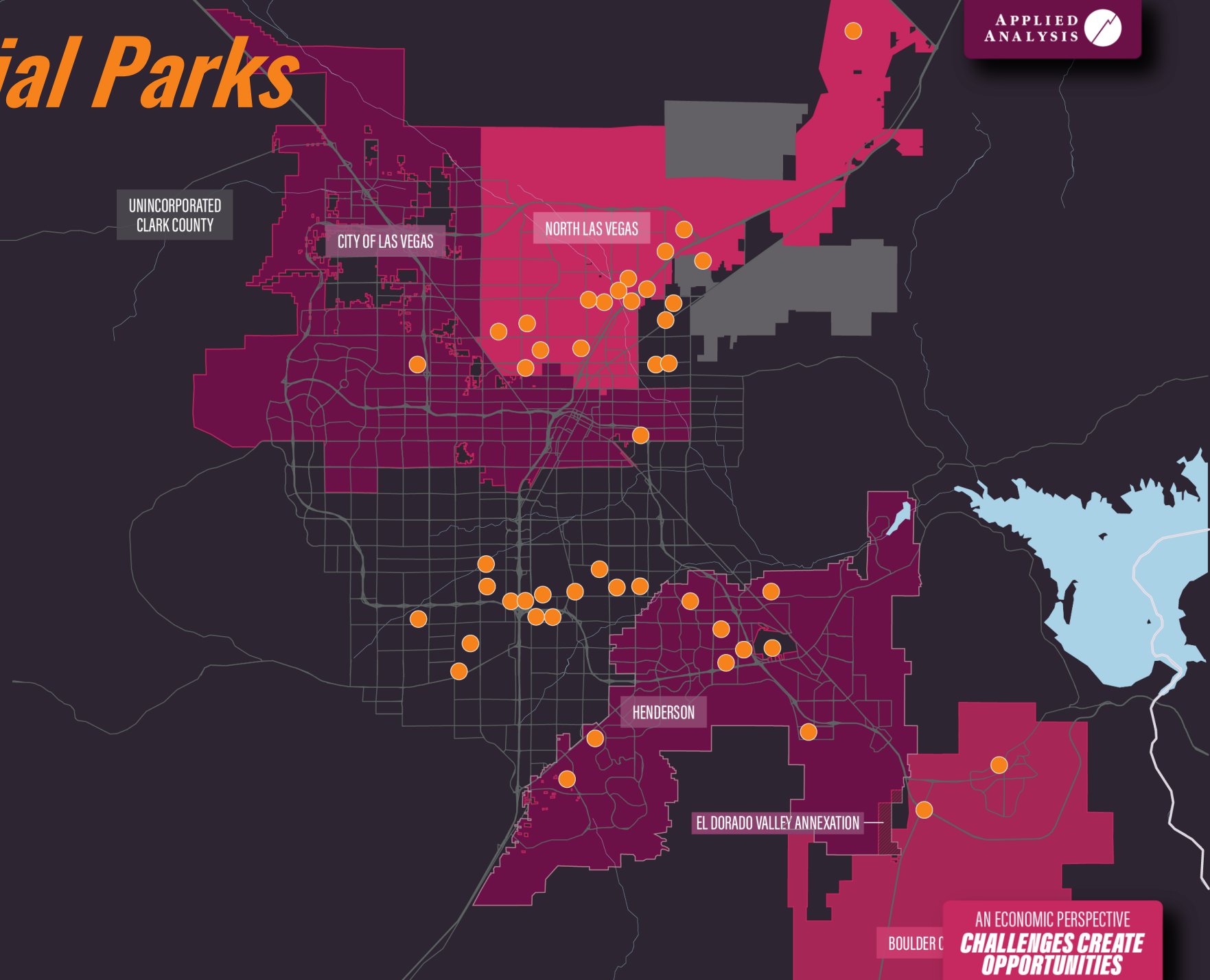


# *Sporting Support Network*

# Major Industrial Parks

SOUTHERN NEVADA

**47 Major**  
INDUSTRIAL PARKS



Source: Applied Analysis. Note: 30-acre minimum.

1993

# APEX INDUSTRIAL PARK

1984-2022





## North Las Vegas Is Seeing One Of The Largest Industrial Booms In The Nation

*North Las Vegas' long-simmering industrial boom has finally taken off, and now the city is helping the valley diversify... The Las Vegas Valley comes in at No. 7 in the nation for the largest industrial expansion compared to its current stock since the start of the year...*

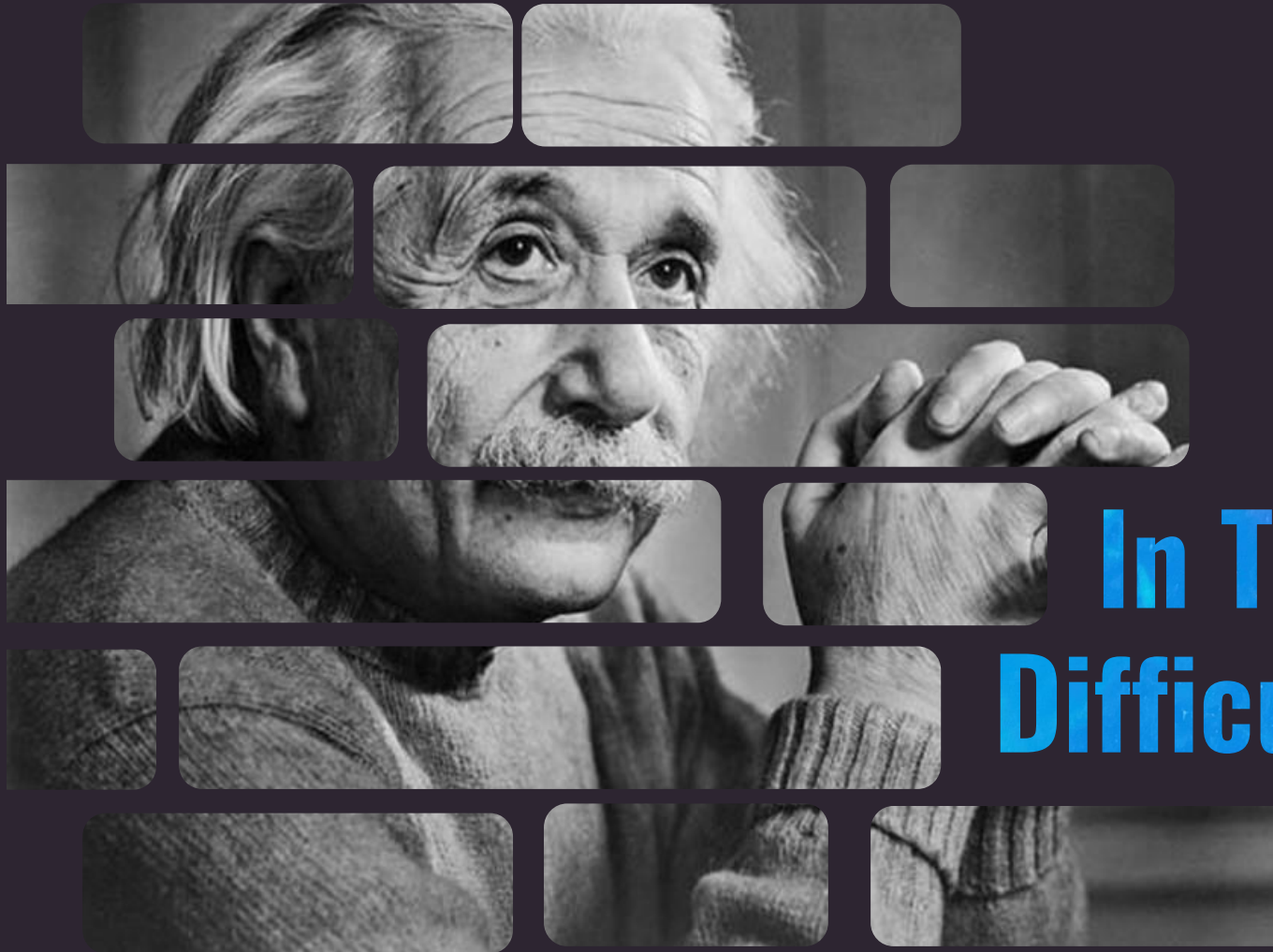
# So. NV Supplemental Airport



HARRY REID  
INTERNATIONAL  
LAS VEGAS

COST **DND**  
DATE **2037**  
STATUS **PLANNED**





**In The Middle Of Every  
Difficulty Lies Opportunity**

-ALBERT EINSTEIN

# APPLIED ANALYSIS



*[appliedanalysis.com](http://appliedanalysis.com)*

