

Henderson Community Guide

Comprehensive Master-Planned Community Analysis for Corporate Housing Programs

Executive Summary

Henderson's master-planned communities represent America's finest examples of comprehensive residential development, combining luxury amenities, top-rated schools, and family-oriented lifestyle in Southern Nevada's premier business destination. This guide provides detailed community analysis for corporate housing assistance programs.

Master-Planned Community Portfolio

Anthem

Location: Southwest Henderson

Size: 5,500 acres

Home Types: Single-family, townhomes, custom estates

Price Range: \$400,000 - \$1,200,000+

Community Features:

- Anthem Country Club: 18-hole championship golf course
- Anthem Recreation Center: 24,000 sq ft facility
- Anthem Hills Park: 44-acre community centerpiece
- Desert Willow Golf Course: Public championship course
- Shopping and dining at Downtown Summerlin proximity

Schools: Liberty High School (8/10), Judith Steele Elementary (9/10)

Demographics: 35,000+ residents, 68% families with children

HOA Fees: \$95-\$145 monthly

Best For: Families seeking golf lifestyle and recreation amenities

Green Valley Ranch

Location: Southeast Henderson

Size: 1,400 acres

Home Types: Custom estates, luxury townhomes

Price Range: \$500,000 - \$1,500,000+

Luxury Amenities:

- Green Valley Ranch Resort proximity
- The District shopping and entertainment
- Multiple community parks and trails
- Tennis and fitness facilities
- Private community events and activities

Schools: Coronado High School (9/10), Matt Kelly Elementary (8/10)

Demographics: 12,000+ residents, affluent professionals

HOA Fees: \$125-\$200 monthly

Best For: Professionals seeking luxury lifestyle and convenience

MacDonald Ranch

Location: Henderson foothills

Size: 1,900 acres

Home Types: Golf course estates, custom homes

Price Range: \$600,000 - \$2,000,000+

Golf Community Features:

- DragonRidge Country Club: 18-hole championship course
- Clubhouse dining and event facilities
- Tennis courts and fitness center
- Hiking trails with mountain access
- Gated community security

Schools: Foothill High School (8/10), John C. Vanderburg Elementary (8/10)

Demographics: 8,500+ residents, executive-level professionals

HOA Fees: \$200-\$350 monthly

Best For: Executives and golf enthusiasts

Seven Hills

Location: Henderson/Las Vegas border

Size: 1,700 acres

Home Types: Luxury estates, gated sections

Price Range: \$800,000 - \$3,000,000+

Premium Amenities:

- Rio Secco Golf Club: Championship desert course
- TPC Las Vegas proximity
- Gated neighborhoods with 24/7 security
- Panoramic valley and mountain views
- Private parks and recreation areas

Schools: Coronado High School (9/10), Walter Johnson Junior High (8/10)
Demographics: 6,200+ residents, high-income families
HOA Fees: \$250-\$450 monthly
Best For: High-net-worth families seeking exclusivity

Lake Las Vegas

Location: Henderson lakefront
Size: 3,500 acres
Home Types: Waterfront estates, villas, condos
Price Range: \$700,000 - \$5,000,000+

Resort Living Features:

- 320-acre private lake with boating
- Westin Lake Las Vegas Resort
- The Village shopping and dining
- Championship golf courses (2)
- Beach clubs and water recreation

Schools: Basic High School (7/10), Lake Las Vegas Elementary planned
Demographics: 3,800+ residents, luxury lifestyle seekers
HOA Fees: \$300-\$600 monthly
Best For: Luxury lifestyle with resort amenities

Family-Focused Community Analysis

Educational Excellence by Community

School District Performance:

Community	Elementary Rating	Middle School Rating	High School Rating	Specialty Programs
Anthem	9/10	8/10	8/10	STEM, Arts
Green Valley Ranch	8/10	9/10	9/10	IB, Advanced Placement
MacDonald Ranch	8/10	7/10	8/10	Career Technical
Seven Hills	8/10	8/10	9/10	Gifted Programs
Lake Las Vegas	7/10	7/10	7/10	Private Options

Youth Recreation and Activities

Community Youth Programs:

- Henderson Parks and Recreation: 25+ facilities
- Youth sports leagues: Soccer, baseball, basketball, swimming
- Arts programs: Music, theater, visual arts
- STEM clubs and robotics competitions
- Scouting organizations active in all communities

Private Activity Options:

- Country club junior programs
- Tennis and golf instruction
- Swimming and diving teams
- Equestrian facilities (select communities)
- Adventure and outdoor education programs

Commute and Transportation Analysis

Business District Access

Major Employment Centers:

Community	Henderson Hospital	Green Valley Corporate	Las Vegas Strip	McCarran Airport
Anthem	15 minutes	12 minutes	20 minutes	25 minutes
Green Valley Ranch	8 minutes	5 minutes	18 minutes	22 minutes
MacDonald Ranch	12 minutes	10 minutes	22 minutes	28 minutes
Seven Hills	10 minutes	15 minutes	15 minutes	20 minutes
Lake Las Vegas	20 minutes	25 minutes	25 minutes	30 minutes

Public Transportation

- RTC bus service to all major communities
- Express routes to Las Vegas Strip and downtown
- Future light rail connectivity planned
- Ride-sharing services readily available
- Henderson Executive Airport for private aviation

Cost of Living Analysis

Housing Costs by Community

Monthly Housing Costs (Including HOA, Insurance, Property Tax):

Community	\$600K Home	\$1M Home	\$1.5M+ Home
Anthem	\$3,650	\$5,850	\$8,200
Green Valley Ranch	\$3,800	\$6,100	\$8,800
MacDonald Ranch	\$4,200	\$6,800	\$9,500
Seven Hills	\$4,800	\$7,500	\$11,200
Lake Las Vegas	\$5,200	\$8,200	\$13,500

Community Amenity Fees

- Golf membership: \$150-\$400 monthly
- Country club dining: \$100-\$250 monthly minimums
- Recreation center access: Included in most HOAs
- Private beach/lake access: \$50-\$150 monthly
- Security services: \$25-\$75 monthly

Lifestyle and Recreation Analysis

Golf and Country Clubs

Championship Golf Courses:

- Anthem Country Club: Member-owned, full amenities
- DragonRidge Country Club: Semi-private, tournament quality
- Rio Secco Golf Club: Public access, PGA Tour venue
- Reflection Bay Golf Club: Lake Las Vegas championship course
- Desert Willow Golf Course: Public championship course

Shopping and Dining

Major Shopping Centers:

- The District at Green Valley Ranch: Outdoor lifestyle center
- Galleria at Sunset: Enclosed mall with department stores
- The Village at Lake Las Vegas: Boutique shopping and dining
- Stephanie Street corridor: Strip mall and restaurant row

- Henderson Pavilion: Entertainment and events venue

Recreation and Parks

Community Recreation:

- Anthem Recreation Center: Fitness, pools, programs
- Henderson Multigenerational Center: Senior and family programs
- Cowabunga Bay Water Park: Family entertainment destination
- Lake Mead National Recreation Area: Boating and hiking
- Red Rock Canyon proximity: World-class hiking and climbing

Healthcare and Professional Services

Medical Facilities by Community Proximity

Major Healthcare Centers:

- Henderson Hospital: Full-service acute care (10 minutes from most communities)
- St. Rose Dominican Siena Campus: Specialty care and emergency services
- Sunrise Hospital Henderson: Comprehensive medical services
- MountainView Hospital: Full-service regional medical center
- Specialty medical practices: 200+ physicians in Henderson

Professional Services Access

- Banking: Nevada State Bank headquarters plus all major banks
- Legal services: 150+ law firms and solo practitioners
- Accounting: Big 4 firms plus local CPA practices
- Real estate: 500+ licensed agents specializing in Henderson
- Financial planning: Wealth management and investment services

Community Selection Criteria

For Healthcare Professionals

Recommended: Green Valley Ranch, MacDonald Ranch, Seven Hills

Priorities: Hospital proximity, professional networking, golf amenities

For Corporate Executives

Recommended: Seven Hills, Lake Las Vegas, MacDonald Ranch

Priorities: Luxury amenities, privacy, prestige communities

For Families with Children

Recommended: Anthem, Green Valley Ranch

Priorities: Top-rated schools, youth activities, family amenities

For Empty Nesters

Recommended: Lake Las Vegas, Green Valley Ranch

Priorities: Resort lifestyle, dining, cultural activities

Investment and Appreciation Analysis

Historical Appreciation (2020-2025)

- Anthem: 45% cumulative appreciation
- Green Valley Ranch: 52% cumulative appreciation
- MacDonald Ranch: 48% cumulative appreciation
- Seven Hills: 58% cumulative appreciation
- Lake Las Vegas: 62% cumulative appreciation

Future Projection (2025-2030)

- Overall Henderson: 35-45% appreciation projected
- Master-planned communities: 10-15% premium appreciation
- Luxury market (\$1M+): 45-55% appreciation projected
- Waterfront properties: 55-65% appreciation projected

Corporate Housing Program Integration

Employer Partnership Opportunities

- Corporate discounts with community amenities
- Fast-track HOA approval processes
- Bulk temporary housing arrangements
- Employee community orientation programs
- Corporate social events and networking

Relocation Timeline Optimization

- 30-day community selection and home identification
- Expedited closing processes with preferred lenders
- Move-in coordination with community management
- Family integration support and welcome programs
- Ongoing concierge services and community liaison

Contact RECN Henderson Team: (702) 213-5555 | info@recngroup.com | <https://recngroup.com>