

Henderson Master-Planned Communities Guide

Award-Winning Residential Development Excellence in Southern Nevada

Executive Summary

Henderson pioneered the master-planned community concept and continues to set the standard for comprehensive residential development excellence. These award-winning communities integrate housing, recreation, education, and lifestyle amenities to create exceptional living environments that enhance property values and provide unmatched quality of life for families and residents.

Master-Planned Community Development Philosophy

Henderson's Planning Excellence Standards

Comprehensive Development Principles:

- **Integrated Community Design:** Holistic planning integrating housing, amenities, and services
- **Family-Focused Development:** Communities designed specifically for family living and child development
- **Quality of Life Enhancement:** Amenities and services that enhance daily living experience
- **Long-Term Value Creation:** Development standards ensuring lasting community value and appeal
- **Environmental Stewardship:** Sustainable development practices and environmental preservation
- **Community Identity:** Unique character and identity for each planned community

Award-Winning Recognition:

- **National Planning Awards:** Multiple communities receiving national planning excellence recognition
- **Quality Development Standards:** Strict development standards ensuring community quality and character
- **Innovation Leadership:** Pioneering innovative community amenities and services
- **Resident Satisfaction:** Consistently high resident satisfaction and community pride
- **Property Value Performance:** Superior property value performance and appreciation
- **Investment Security:** Long-term investment value and community stability

Green Valley Ranch

Community Development and Master Plan

Comprehensive Master-Planned Excellence:

- **Total Acreage:** 3,400 acres of carefully planned residential and commercial development
- **Development Timeline:** Started 1997 with ongoing phases through 2027 completion
- **Total Homes:** 8,000+ homes at full buildout with diverse housing options
- **Developer:** American Nevada Corporation with proven master-planned community expertise
- **Planning Awards:** Multiple national awards for community planning and development excellence
- **Community Governance:** Strong homeowner association and community management

Zoning and Land Use Integration:

- **Residential Neighborhoods:** Single-family, townhome, and luxury home neighborhoods
- **Commercial Integration:** The District shopping and entertainment integrated within community
- **Recreation Facilities:** Golf course, parks, and recreational amenities throughout community
- **Educational Facilities:** School sites planned and integrated within community development
- **Open Space Preservation:** Preserved open space and natural areas throughout community
- **Transportation Planning:** Internal circulation and regional transportation connectivity

Housing Diversity and Options

Comprehensive Housing Choice:

Housing Category	Price Range	Square Footage	Target Market	Key Features
Townhomes	\$385K-\$525K	1,200-1,800	First-time buyers, young families	Low maintenance, community amenities
Production Homes	\$425K-\$685K	1,800-2,800	Growing families	Standard features, neighborhood amenities
Semi-Custom	\$585K-\$950K	2,400-3,600	Established families	Upgrade options, premium locations
Custom Homes	\$750K-\$1.5M	3,000-4,500	Executive families	Custom design, luxury features
Estate Properties	\$985K-\$2.5M+	3,500-6,000+	Luxury living	Large lots, premium amenities

Active Home Builders:

- **Lennar Corporation:** Energy-efficient homes with smart home technology
- **KB Home:** Customizable homes with design center options
- **Toll Brothers:** Luxury homes with premium finishes and features
- **Richmond American:** Quality construction with extensive floor plan options
- **William Lyon Homes:** Master-planned community expertise with family focus

Community Amenities and Recreation

Resort-Style Living Amenities:

- **The District at Green Valley Ranch:** 1.5M square foot shopping, dining, and entertainment center
- **Green Valley Ranch Resort:** Full-service resort with gaming, spa, dining, and entertainment
- **Legacy Golf Course:** 18-hole championship golf course with clubhouse and dining
- **Community Recreation Center:** Fitness facilities, pools, and recreational programming
- **Neighborhood Parks:** 15+ parks with playgrounds, sports courts, and family amenities
- **Trail System:** Walking and biking trails connecting neighborhoods and amenities

Family Recreation and Programming:

- **Aquatic Centers:** Multiple pools with children's areas and competitive swimming
- **Youth Sports:** Organized leagues and competitive programs for all ages
- **Tennis Complex:** Lighted tennis courts with professional instruction
- **Fitness Programs:** Group fitness classes and personal training services
- **Community Events:** Regular festivals, concerts, and family activities
- **Educational Programs:** Art classes, music instruction, and educational enrichment

Anthem

Hillside Master-Planned Community

Scenic Desert Living Excellence:

- **Total Development:** 8,500+ homes across 5,500 acres of high desert terrain
- **Elevation Advantage:** 2,400-2,800 feet elevation with cooler temperatures and views
- **Development History:** Established 1998 with ongoing expansion and enhancement
- **Natural Integration:** Community design preserving natural desert landscape
- **View Corridors:** Panoramic Las Vegas Valley and mountain views throughout community
- **Open Space Access:** Direct access to McCullough Hills trails and recreation

Community Planning and Design:

- **Neighborhood Variety:** Multiple neighborhoods with distinct character and amenities
- **Architectural Standards:** Strict architectural guidelines ensuring community character
- **Landscape Design:** Desert landscape design with water-efficient and sustainable features
- **Infrastructure Excellence:** High-quality infrastructure and utility systems
- **Transportation Planning:** Internal circulation and connectivity to regional transportation
- **Future Development:** Planned expansion with additional neighborhoods and amenities

Neighborhood Diversity and Character

Distinctive Neighborhood Options:

Anthem Highlands:

- **Character:** Luxury custom homes with premium views and large lots
- **Price Range:** \$685K-\$1.2M for custom and semi-custom homes
- **Lot Sizes:** 0.3-0.7 acres with mountain and valley views
- **Home Features:** Custom architecture with luxury finishes and features
- **Community Amenities:** Golf course access and premium recreational facilities

Anthem Country Club:

- **Character:** Golf course community with country club lifestyle
- **Price Range:** \$525K-\$895K for golf course and country club proximity
- **Golf Access:** Semi-private golf course with member benefits and access
- **Clubhouse Amenities:** Dining, social events, and recreational programming
- **Community Integration:** Golf course integrated throughout neighborhood design

Merlin:

- **Character:** Family-oriented neighborhoods with parks and amenities
- **Price Range:** \$425K-\$685K for family homes with community amenities
- **Family Focus:** Neighborhood parks, playgrounds, and family programming
- **School Access:** Proximity to top-rated elementary and middle schools
- **Community Amenities:** Pools, sports courts, and recreational facilities

Recreation and Lifestyle Amenities

Comprehensive Community Recreation:

- **Anthem Country Club:** Semi-private 18-hole golf course with clubhouse and dining
- **Anthem Hills Park:** 52-acre regional park with sports fields, courts, and playground
- **Community Centers:** Multiple facilities with fitness, pools, and programming
- **Sports Complexes:** Tennis courts, basketball courts, and multi-use sports facilities

- **Aquatic Centers:** Resort-style pools with lap swimming and family recreation
- **Fitness Facilities:** Modern fitness centers with equipment and group fitness classes

Community Programming and Events:

- **Family Events:** Regular community festivals, holiday celebrations, and family activities
- **Fitness Programs:** Group fitness classes, personal training, and wellness programs
- **Youth Activities:** Summer camps, sports leagues, and educational programs
- **Adult Programming:** Social clubs, hobby groups, and adult education classes
- **Cultural Activities:** Art shows, concerts, and cultural enrichment programs
- **Outdoor Recreation:** Hiking groups, bicycle clubs, and outdoor adventure programs

Seven Hills

Luxury Hillside Community

Premium Master-Planned Living:

- **Development Focus:** Luxury lifestyle community with resort-style amenities
- **Total Acreage:** 1,400 acres of Henderson foothills with mountain and valley views
- **Community Size:** 2,800+ luxury homes and homesites at full development
- **Target Market:** Executive families, luxury lifestyle seekers, and affluent retirees
- **Premium Positioning:** Henderson's premier luxury master-planned community
- **Investment Profile:** Superior appreciation and investment performance

Luxury Development Standards:

- **Architectural Excellence:** Strict architectural standards ensuring luxury character
- **Lot Sizes:** Generous lot sizes with privacy and mountain/city views
- **Custom Home Opportunities:** Extensive custom home sites with design flexibility
- **Landscape Standards:** Professional landscape design and maintenance standards
- **Infrastructure Quality:** Premium infrastructure and utility systems
- **Community Maintenance:** Professional community management and maintenance services

Housing Options and Investment

Luxury Property Portfolio:

Property Type	Price Range	Features	Investment Profile
Luxury Townhomes	\$525K-\$785K	Attached luxury with amenities access	Strong rental demand
Golf Course Homes	\$685K-\$1.2M	Fairway views and golf access	Premium appreciation

Property Type	Price Range	Features	Investment Profile
Custom Residences	\$850K-\$1.8M	Custom design with luxury features	Superior investment returns
Estate Properties	\$1.2M-\$2.5M	Large lots with mountain views	Trophy property status
Ultra-Luxury Homes	\$1.8M-\$4.5M+	Premium custom with resort access	Ultra-luxury market leadership

Investment Performance Analysis:

- **5-Year Appreciation:** 68% cumulative appreciation leading Henderson luxury market
- **Rental Market:** \$3,500-\$7,500 monthly rental potential for luxury properties
- **Days on Market:** 45-65 days average reflecting luxury market characteristics
- **Buyer Profile:** Executive relocations, luxury lifestyle seekers, and investors
- **Market Exclusivity:** Limited supply maintaining pricing premium and exclusivity
- **Future Value:** Continued appreciation driven by luxury positioning and amenities

DragonRidge Country Club and Amenities

World-Class Recreation and Lifestyle:

- **Championship Golf:** 18-hole golf course designed by Keith Foster with challenging layout
- **Clubhouse Excellence:** 42,000 square foot clubhouse with multiple dining options
- **Fine Dining:** Upscale restaurants with professional culinary staff and wine selection
- **Event Facilities:** Wedding venues, corporate events, and private party facilities
- **Spa and Wellness:** Full-service spa with massage therapy and wellness treatments
- **Fitness Complex:** Comprehensive fitness center with personal training and classes

Luxury Family Amenities:

- **Resort-Style Pools:** Multiple pools with family areas and adult relaxation zones
- **Tennis Facilities:** Professional tennis courts with instruction and league play
- **Youth Programs:** Junior golf, tennis instruction, and swimming programs
- **Family Events:** Holiday parties, family festivals, and community celebrations
- **Concierge Services:** Community concierge services for resident convenience
- **Security Services:** Gated community security and 24-hour monitoring services

MacDonald Highlands

Ultra-Luxury Estate Community

Exclusive Hillside Estate Development:

- **Community Character:** Ultra-luxury estate community with custom home sites
- **Location Premium:** Hillside location with panoramic city and mountain views
- **Development Size:** 900+ luxury homesites across 1,300 acres of pristine desert
- **Target Market:** Ultra-high-net-worth families seeking luxury and privacy
- **Architectural Standards:** Strict custom home architectural guidelines and review
- **Privacy and Security:** Gated community with enhanced security and privacy measures

Estate Home Features and Amenities:

- **Custom Home Sites:** 0.5-2+ acre lots with city and mountain views
- **Price Range:** \$1.2M-\$8M+ for custom estate homes
- **Architectural Freedom:** Extensive architectural flexibility within community guidelines
- **Luxury Finishes:** Premium materials and luxury finish standards
- **Privacy Design:** Home positioning and landscaping maximizing privacy
- **Mountain Recreation:** Direct access to hiking trails and mountain recreation

Community Amenities and Services

Ultra-Luxury Community Services:

- **DragonRidge Golf Access:** Access to adjacent championship golf course and amenities
- **Community Recreation:** Private recreation facilities for community residents
- **Concierge Services:** Comprehensive concierge services for resident convenience
- **Security Services:** Enhanced security with gated access and patrol services
- **Landscape Maintenance:** Professional landscape design and maintenance services
- **Architectural Services:** Architectural review and design assistance services

Lake Las Vegas

Resort Community Excellence

Unique Lake and Resort Community:

- **Community Setting:** 320-acre man-made lake surrounded by luxury homes and amenities
- **Development Character:** Mediterranean-inspired architecture and resort lifestyle
- **Property Types:** Luxury homes, condos, and estates with lake and mountain views
- **Resort Integration:** Hotels, spas, restaurants, and recreational facilities
- **Investment Appeal:** Unique location and resort amenities supporting property values

- **Lifestyle Focus:** Resort-style living with recreational and cultural amenities

Lake and Recreation Amenities:

- **Lake Recreation:** Boating, kayaking, paddleboarding, and water sports
- **Golf Courses:** Multiple championship golf courses with lake and mountain views
- **Resort Services:** Luxury hotels and spa services available to residents
- **Dining Excellence:** Fine dining restaurants and casual dining options
- **Event Facilities:** Wedding venues and event facilities with lake views
- **Cultural Programming:** Concerts, festivals, and cultural events throughout year

Community Selection and Investment Analysis

Master-Planned Community Comparison

Investment and Lifestyle Analysis:

Community	Price Range	Appreciation (5-year)	Rental Yield	Family Rating	Luxury Rating
Green Valley Ranch	\$385K-\$2.5M	62%	6.5%	Excellent	Good
Anthem	\$425K-\$1.2M	56%	6.2%	Excellent	Good
Seven Hills	\$525K-\$4.5M	68%	5.8%	Good	Excellent
MacDonald Highlands	\$1.2M-\$8M+	72%	4.5%	Good	Ultra-Luxury
Lake Las Vegas	\$485K-\$3.2M	58%	5.5%	Good	Excellent

Professional Services and Support

Master-Planned Community Expertise:

- **Community Specialists:** Real estate professionals with deep community knowledge
- **HOA and Governance:** Understanding of homeowner association structure and governance
- **Amenity Access:** Guidance on community amenity access and membership requirements
- **Investment Analysis:** Financial analysis of community investment potential and performance
- **Lifestyle Matching:** Professional consultation matching family needs to community amenities
- **Long-Term Planning:** Estate planning and long-term community development consultation

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

