

APEX LAS VEGAS

WHITE PAPER

THE NEVADA ECONOMIC CASE

\$3.365B Annual Output, 8,500+ Permanent Jobs, and a Generational Shift in Nevada's Industry Base

The most significant non-gaming economic development in Nevada history.

FOR GOVERNMENT OFFICIALS, ECONOMIC DEVELOPMENT AGENCIES AND COMMUNITY STAKEHOLDERS

A DAKDAN WORLDWIDE ENTERPRISE | 501(c)(3) NONPROFIT

info@apexlasvegas.org | ApexLasVegas.org

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EXECUTIVE SUMMARY

Nevada's economy is stronger than it has ever been. It is also more exposed than it should be. Leisure and hospitality account for more than 33% of total state employment. Gaming remains the anchor tenant of Clark County's tax base. When global disruptions hit, Nevada absorbs the impact disproportionately.

Apex Las Vegas is a \$27.7 billion private investment designed to address that structural vulnerability directly. It does not replace the hospitality economy. It transforms it — adding a permanent, globally significant life-science and education sector to the South Las Vegas Strip that generates revenue, jobs, and intellectual capital independently of gaming, conventions, or entertainment cycles.

\$27.7B	8,500+	\$3.365B	6,000
Private Investment	Permanent & Rotating Jobs	Annual Revenue at Capacity	Annual Intern Pipeline

SECTION 1: THE DIVERSIFICATION IMPERATIVE

Apex simultaneously introduces four new economic sectors to Clark County: advanced veterinary medicine and biotech research anchored by the world's leading exotic animal medical research center, conservation science and environmental technology, large-scale vocational education and workforce development, and purpose-driven immersive tourism. None of these sectors exist at meaningful scale in Nevada. All four carry recession-resistant characteristics that gaming does not.

SECTION 2: DIRECT JOB CREATION

The \$27.7 billion development generates tens of thousands of construction jobs across a multi-year build cycle. A minimum of 15% of all subcontracting will be allocated to local, small, and diverse-owned businesses in Southern Nevada.

Employment Tier	Positions	Avg. Compensation	Profile
High-Wage Science and Technology	1,200+	\$85K – \$250K+	Veterinarians, AI developers, biotech researchers, robotic surgeons
Veteran and Specialized Operations	500+	Competitive	SkillBridge pipeline via Dakdan SDVOSB; logistics, biosecurity, transport
Hospitality, Education and Media	800+	Market Rate	Hotel ops, Zoo Media production, F&B;, guest experience design
Annual Intern Pipeline	6,000	Stipend + Housing	On-campus housing in 30-story Academy Lodge; rolling across all disciplines

SECTION 3: THE ECONOMIC MULTIPLIER EFFECT

Every dollar spent on the Apex campus generates an estimated \$5.00 of economic activity in the broader Las Vegas economy through flights, ground transportation, local dining, retail, and vendor spend.

At \$3.365 billion in projected annual campus revenue, the total regional economic impact exceeds \$16 billion annually at full operational scale.

SECTION 4: TAX BASE IMPACT

The conversion of 200 acres of underdeveloped land into a \$27.7 billion vertical campus creates a generational shift in Clark County's property tax base. The step-up in assessed property value is projected to generate \$150–\$200 million in new annual property and sales tax revenue for Clark County at steady state — a multi-billion dollar contribution to school funding and infrastructure requiring zero public capital outlay.

Tax Increment Financing district designation allows incremental tax revenue generated by the project's development to be reinvested in surrounding infrastructure improvements, creating a self-funding mechanism that would otherwise require bond issuance or general fund allocation.

SECTION 5: THE HOUSING MARKET

The 30-story Academy Lodge provides on-campus housing for the full 6,000-person annual intern workforce. By housing the intern population on-site, Apex effectively adds 6,000 units of supply-equivalent capacity to Southern Nevada without consuming a single off-campus apartment — eliminating displacement risk by design.

SECTION 6: TOURISM DIVERSIFICATION AND LENGTH-OF-STAY

Las Vegas's current average visitor stay is approximately three days. A comprehensive Apex experience requires a minimum of two full days and four or more days for a complete visit. Every additional visitor day generates incremental spend across the resort corridor that does not currently exist.

Medical tourism from the world's leading exotic animal medical research center introduces a new high-value visitor category — international parties accompanying animal patients who require hotel accommodations, dining, and ground services with no current equivalent on the Strip.

SECTION 7: ENVIRONMENTAL ACCOUNTABILITY

System	Commitment
Water	Closed-loop AWG, bio-filtration wetlands, and ozone treatment. Net-zero Colorado River draw — extraordinary for a 200-acre Mojave Desert campus.
Energy	Solar glass tower + 20-acre array + Tesla Megapack storage. Carbon-negative operations with excess power exported to the Nevada grid.
Accountability	Annual public Impact Dashboard: water use, local hire %, carbon output, intern graduation rates. Community Fund triggered if targets are not met.

REQUEST A FORMAL GOVERNMENT BRIEFING

Apex Las Vegas is prepared to present a full economic impact analysis to the Clark County Commission, Governor's Office of Economic Development, and designated agency leadership at your earliest convenience.

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