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Las Vegas Real Estate, A Great Retirement Location

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by Bob Souza



Are all the geezers heading for Las Vegas?

No. But a great many are.

Isn't it hot?

Of course it is. So what.

File this little stat away: Nevada topped the list for states with net migration of people 65 and over from 1995 to 2000. Arizona placed second, and Florida third.

The largest city in Nevada, according to the 2000 census, grew a whopping 83.3% during the 1990s, and the nearest competitor (Naples, Fl.) was a distant second at 65.3%. More than 5,000 people move to Las Vegas every month.

Not just potential retirees are shifting to Las Vegas, either. Two phone books are produced each year just to keep up with all the new residents and businesses. Low taxes are just one of the many attractive features that are luring people in record numbers. The cost of living is lower than any other comparable US city, and the mild climate, albeit a bit hot in the summer, has numerous health benefits.

Sure, that heat takes some getting use to - but that's why they invented air conditioners for your home, and stuck them in your car, too. And there's a bright side: you can install cactus in your yard and never have to deal with the drudgery of mowing the lawn again. There you go.

As could be expected, Las Vegas retirement communities are just a wee bit different - kind of like mini resorts that cater to the active adult lifestyle. They come equipped with hiking and fitness trails, tennis courts, golf courses, pools, card rooms, ballrooms and anything else you might expect to find in a city of this renown.

The Del Webb Sun City projects do it about as well as anyone. And they have plenty of

choices in the surrounding area, such as:

Sun City Summerlin, with 22,500 acres, was the first development by Del Webb in the Las Vegas area in 1998 and was a smashing success. There is no more new construction, but the demand stays high for re sales. Home prices go from \$190,000 to about \$900,000, with a median price of about \$290,000. There is a terrific recreation facility and three golf courses, with reduced fees for residents.

Sun City MacDonald Ranch, with 2,400 homes, is the sister community to Summerlin. At the base of the Black Mountains, it contains a 36,000 square foot community center with everything from hobby rooms to computer labs. And of course, card rooms.

Solera is a truly affordable age-restricted community in the Black Mountains overlooking the Las Vegas Valley. Opened in 2003, the homes come with Energy Star advantage to keep the utility bills down. It is part of the master community of Anthem. There are two public golf courses that have been integrated into the canyons of the desert and foothills. There is also a recreation center with pool, spa, fitness, crafts, card rooms, aerobics classes, bocce ball, outdoor concerts and various other activities. The Sun City Anthem project has over 7,000 homes, with prices ranging from \$250,000 to \$700,000.

Sun City Aliante is one of the smallest of the Del Webb communities, with only about 2,000 homes. It has all the usual wonderful amenities, plus an 18-hole golf course. Priced to about \$350,000.

More moderately valued communities can also be found, if you so desire.

Los Prados is a guard gated golf course neighborhood in the northwest part of Las Vegas. With both a family section and an age-restricted area, the cost goes to about \$300,000. There are also 2 pools, tennis courts and a recreation center.

The Promenade is a small and gated community west of the Las Vegas Strip. Prices are from \$200,000 to roughly \$250,000. Siena has 665 acres of gated community, and competes with the Sun City properties for the active retiree. More than 1800 homes are set around a fabulous golf course, and prices range from \$250,000 to nearly \$700,000. There are lakes, waterfalls, trails, pools, spas, tennis courts and much more.

While Nevada is still relatively young, with only 11.7% of the population over 64, that is sure to change as the baby-boomer hordes continue to look to the hot spots for retirement. That kind of population explosion should guarantee plenty of new construction.

The possibilities in Las Vegas are truly endless. All it takes is a little imagination. It's quite easy.

Turn your gaze to the awesome desert sunsets, and then marvel at the dazzling, glittery skyline at night. Sample the spectacular and continuous world-class entertainment, and dine at the most stylish of restaurants. Try your luck at one of the many lavish casinos. So much fun awaits you - something for each night of the week. Go for it.

"If I could do it all over again," Marlene Dietrich once said, "I wouldn't live in Paris; I would retire in Las Vegas. There is no time there-no clock-the weather is extraordinary, and people are kind."

Sounds great. Where do we sign up? www.escapehomes.com

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