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## Las Vegas X 3 @ 2030-Part 1 & 2

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# ***Las Vegas x 3 @2030***

## ***Part I***

***© Arthur C. Nelson, Ph.D., FAICP  
Director, Metropolitan Institute  
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October 24, 2007***

# America Grows

**300 million in 2006**

**400 million in 2037**

**500 million in 2068**

**600 million in 2099**

America adds 100 million people faster than  
any other nation except India and  
Pakistan – But *faster* than China.

*Source:* Analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

# **Las Vegas Grows Faster**

**1.4 million in 2000**

**3.4 million in 2030**

**5.5 million in 2060**

**7.5 million in 2090**

**Population will increase 5-fold  
in this century**

*Source: Analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.*

# ***Getting Ahead of the Curve***

## **POPULATION**

<b><u>Area</u></b>	<b><u>2000</u></b>	<b><u>2030</u></b>
Nation	281M	363M*
<b><u>Las Vegas</u></b>	<b><u>1.4M</u></b>	<b><u>3.4M</u></b>

\*Census projections are always too low by roughly 5-10%.

Source: Census and analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

# *Getting Ahead of the Curve*

## HOUSING UNITS

<b><u>Area</u></b>	<b><u>2000</u></b>	<b><u>2030</u></b>
Nation	116M	150M
<u>Las Vegas</u>	<u>320k</u>	<u>770k</u>

*Source:* Census and analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

# ***Getting Ahead of the Curve***

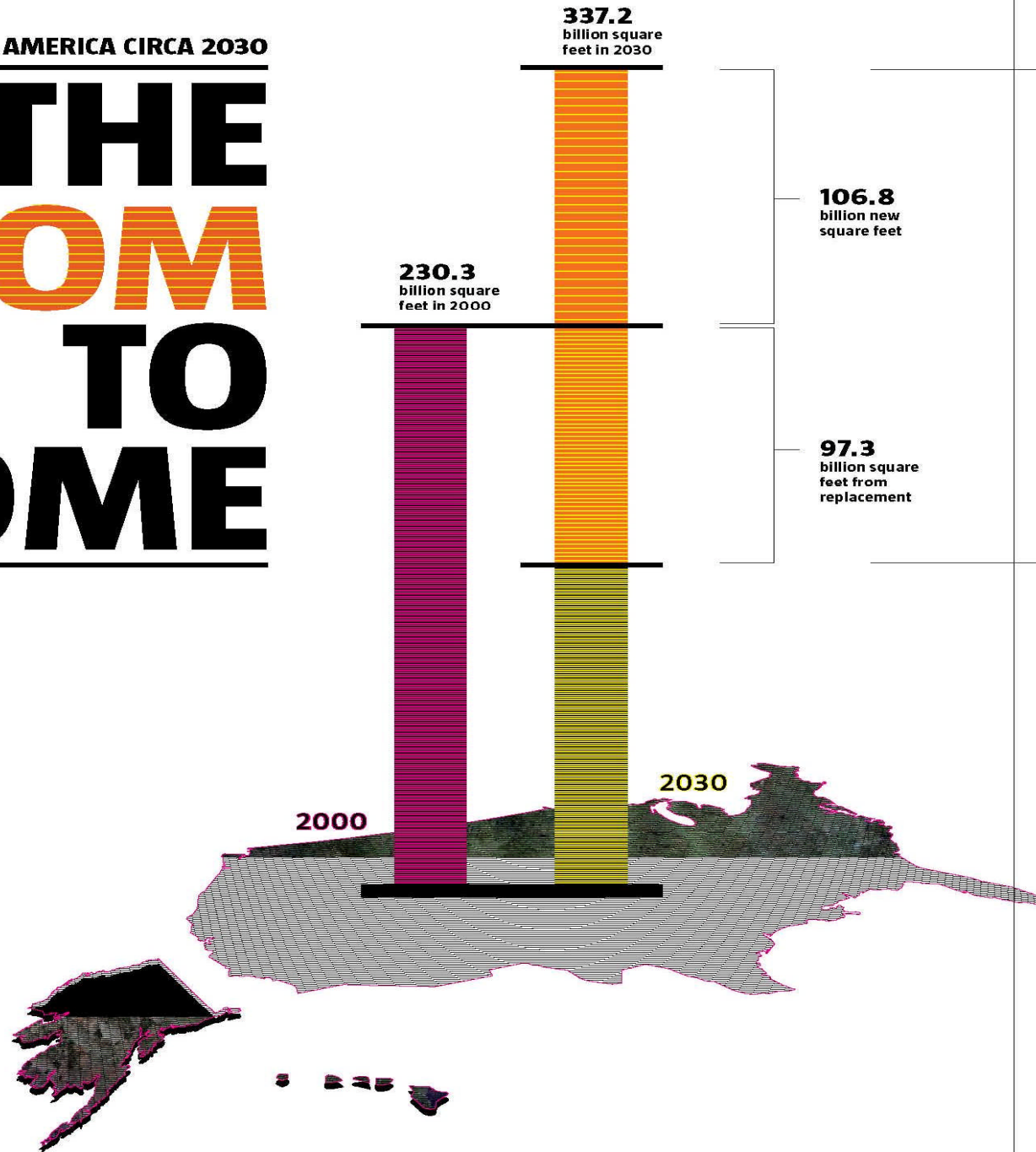
## **JOBS**

<b><u>Area</u></b>	<b><u>2000</u></b>	<b><u>2030</u></b>
Nation	166M	215M
<u>Las Vegas</u>	<u>860k</u>	<u>2.1M</u>

*Source:* Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

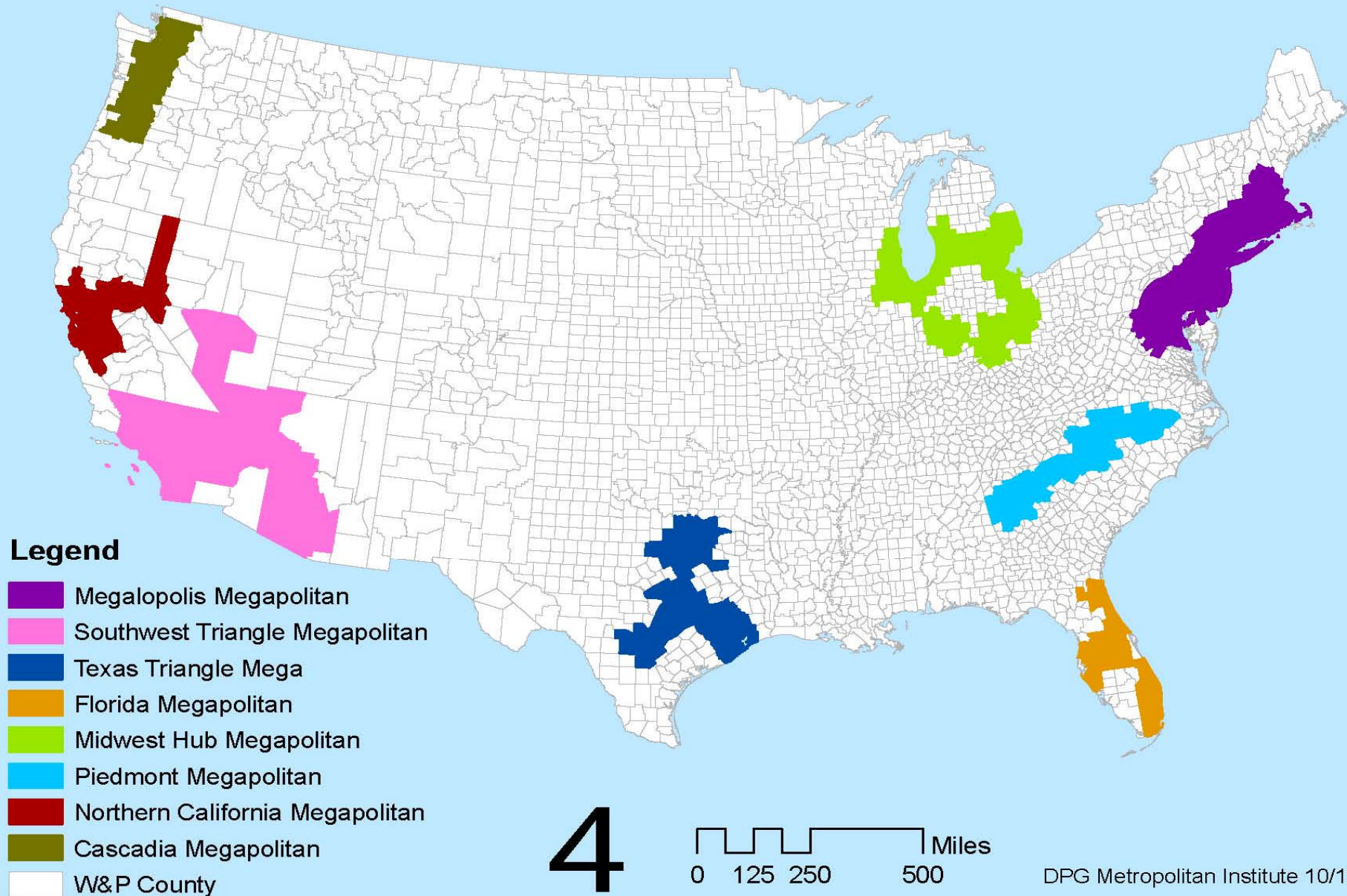
AMERICA CIRCA 2030

# THE BOOM TO COME





# Transportation Megapolitans



# Residential Development

<b><u>Measure</u></b>	<b><u>2000-30</u></b>
Growth-Related Units	450k
Replaced Units	180k*
Total Units	630k

***\*Loss rate =~ 16% per decade compounded on base of 320,000 units in 2000.***

Source: Analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

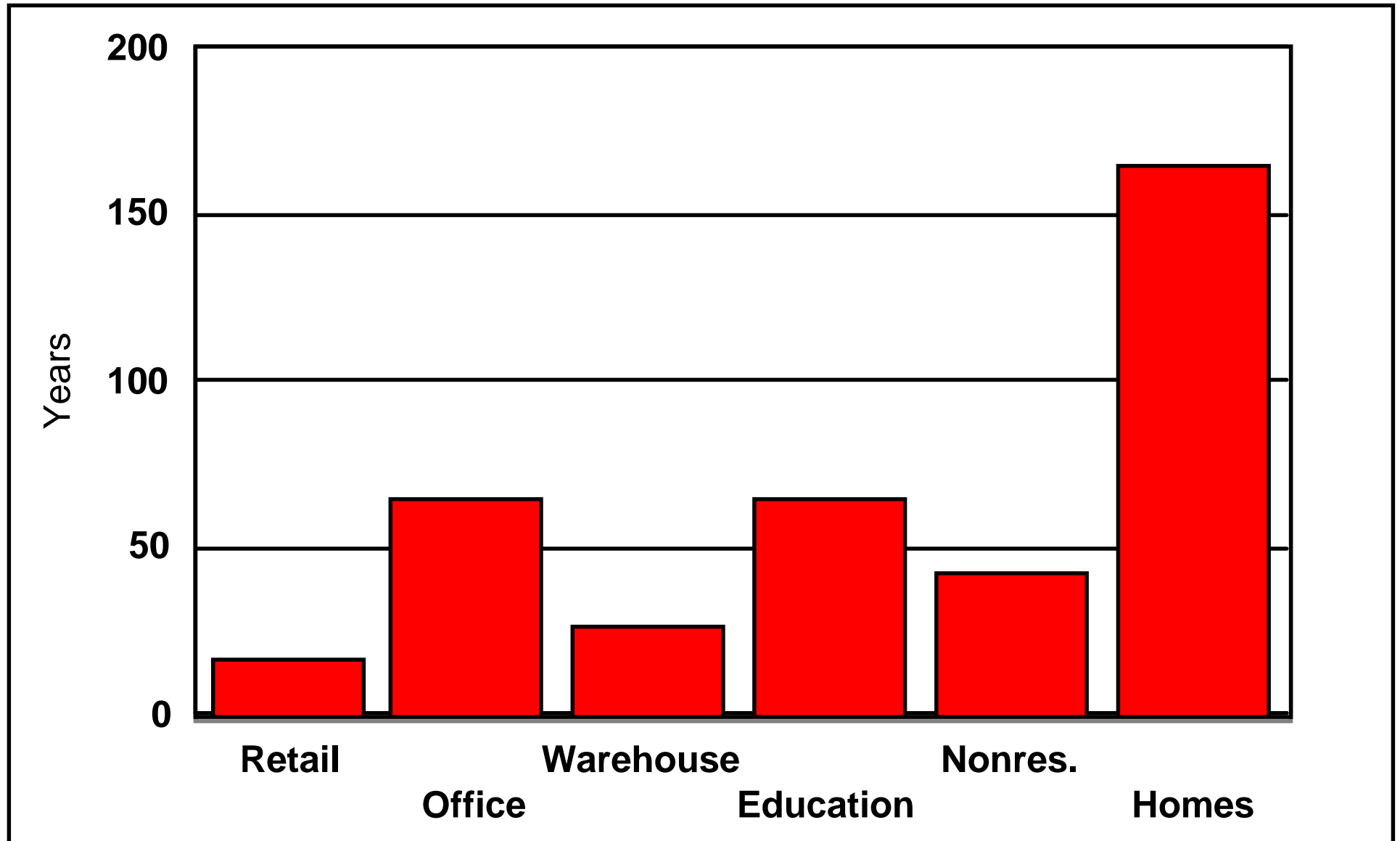
# Nonresidential Development

<b><u>Measure</u></b>	<b><u>2000-30</u></b>
Growth-Related SqFt	600M
Replaced SqFt	650M*
Total SqFt	1.25B

*\*Loss rate = ~ 33% per decade compounded on base of about 500 million square feet in 2000.*

Source: Analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.

# Life-Span of Building Space



# Bottom Line

## New Construction 2000-2030

<u>Construction</u>	<u>Amount</u>
<i>Residential</i>	\$200B
<i>Nonresidential</i>	\$200B
<i>Infrastructure</i>	\$100B
<i><b>Total</b></i>	<i><b>\$500B</b></i>

Source: Analysis by Arthur C. Nelson, Metropolitan Institute at Virginia Tech.