

SELLING

at Inspirada



Welcome to Inspirada!

Inspirada is a master-planned community located in the heart of Henderson, Nevada. Our amenity-packed community is designed around five amazing parks and a system of walkways and paths that connect neighbors and friends. With several award-winning home builders offering many unique and customizable floor plans, there's something for everyone at Inspirada. We believe in living life to its fullest—living a life inspired.

Inspirada By The Numbers

2007 Year opened

360° Views

1500+ Acres

85 Acres of parks, trails and open space

4500+ Households today

15 Minutes south of the Strip

8500 Approved density

5 Amenity packed parks



Live Inspired.



Homes including larger yards, patio homes, family homes, single-story homes and more



30+ new models in 9 neighborhoods – with more on the way



40+ floorplans

AWARD-WINNING HOME BUILDERS



Floorplans from 1,150 square feet to 3,800+ square feet



Priced from the high \$200s to high \$500s

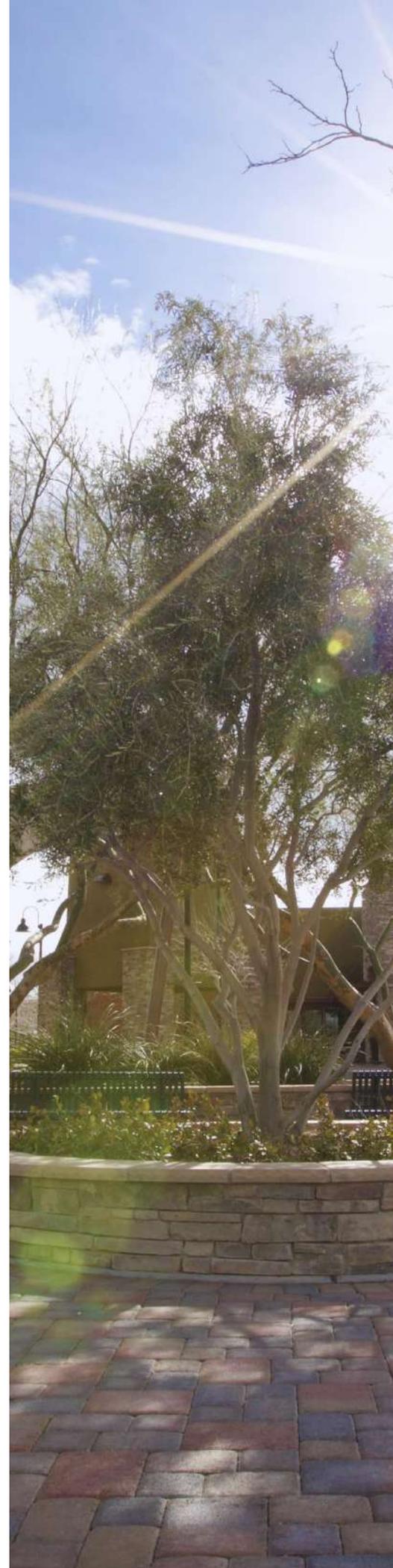


Homebuyers can personalize with interior design features and exterior elevation options



tri pointe[®]
HOMES

Toll Brothers
AMERICA'S LUXURY HOME BUILDER[®]





What Makes Inspirada Different

- Neighborhoods built around a centrally located planned park system, incorporating amenities and features wholly unique to Henderson
- It's connected by trails, walkways and parks offering choices for fitness, recreation and interaction
- Unique collaboration between public and private sectors

Future Western Villages Development

3,700 Approved density for western villages

5 Acre Attesa Park now open

67 Acres of natural open space

21 Acres of commercial park

3 School sites planned
2 elementary schools & 1 middle school



NOW OPEN

Strada, Arden and Capri by Tri Pointe Homes

Landings and Reserves by KB Home

Gardens and Groves by KB Home

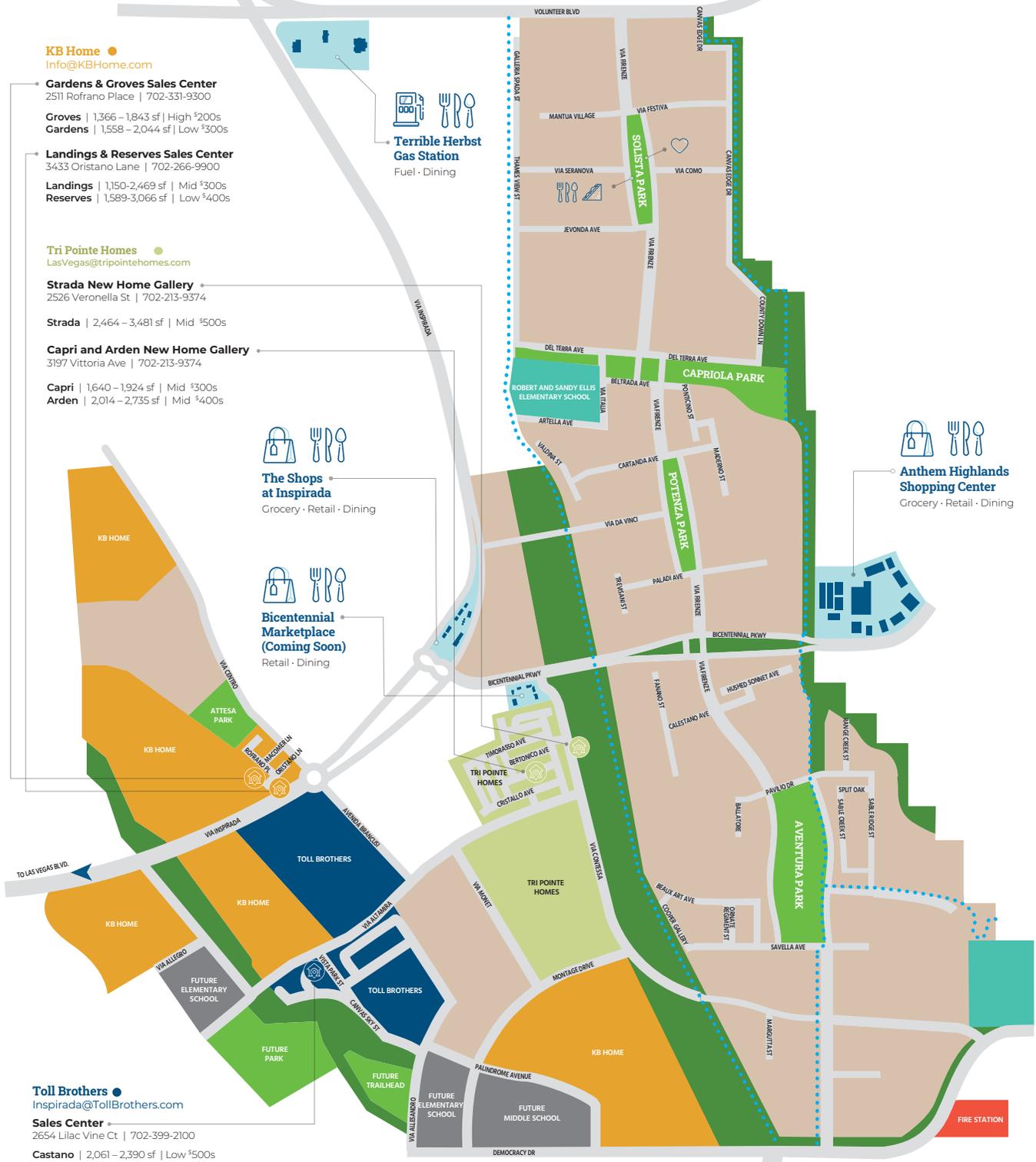
Castano and Amiata by Toll Brothers





Explore

The Inspirada Community



KB Home ●
Info@KBHome.com

Gardens & Groves Sales Center
2511 Rofrano Place | 702-331-9300
Gardens | 1,366 – 1,843 sf | High \$200s
Gardens | 1,558 – 2,044 sf | Low \$300s

Landings & Reserves Sales Center
3433 Oristano Lane | 702-266-9900
Landings | 1,150-2,469 sf | Mid \$300s
Reserves | 1,589-3,066 sf | Low \$400s

Tri Pointe Homes ●
LasVegas@tripoinehomes.com

Strada New Home Gallery ●
2526 Veronella St | 702-213-9374

Strada | 2,464 – 3,481 sf | Mid \$500s

Capri and Arden New Home Gallery ●
3197 Vittoria Ave | 702-213-9374

Capri | 1,640 – 1,924 sf | Mid \$300s
Arden | 2,014 – 2,735 sf | Mid \$400s

Terrible Herbst Gas Station
Fuel · Dining

The Shops at Inspirada
Grocery · Retail · Dining

Bicentennial Marketplace (Coming Soon)
Retail · Dining

Anthem Highlands Shopping Center
Grocery · Retail · Dining

Toll Brothers ●
Inspirada@TollBrothers.com

Sales Center ●
2654 Lilac Vine Ct | 702-399-2100

Castano | 2,061 – 2,390 sf | Low \$500s
Amiata | up to 2,154 sf

Community Center

Dining

Romano Mercato Italiano

Retail

Community Trails

Fuel

Sales Center



Equal Housing Opportunity Builders.
See each individual builder for details and procedures for establishing priority.



Aventura

Aventura is the largest of our five Henderson parks. Its 20+ acres are packed with incredible features that emphasize movement, exploration and active play. Here, there is truly something for every member of the family.

This park is an athlete's dream, offering three soccer/ multi-purpose fields, two Little League baseball fields, two basketball courts, two tennis courts, four grass volleyball courts and plenty of open space for endless possibilities.

-  Little League fields
-  Basketball courts
-  Dog park
-  Heated pool
-  Splash pad
-  Multi-use sport field
-  Kids play area
-  Tennis courts
-  Volleyball courts
-  Ramadas



Solista



Solista Park is where the Inspirada community can comfortably come together, and where neighbors become friends. A large resident community center provides a beautifully decorated space for meetings, recreation and events. It comes equipped with TV/ Wi-Fi, a full kitchen, bathrooms, reading room, and a large gathering area. Right outside the center are two heated pools, a resident lap pool and a resident play pool.

At the center of Solista Park lies an enormous amphitheater flanked by a kids play area and large open play area. Other park amenities include resident-owned Jolly Beans Café and Jolly Mart, lit bocce ball courts, picnic areas, outdoor grills, game tables, and bike racks. Solista Park provides the perfect space to host your next event or get together with other members of the Henderson community.

- | | | | |
|---|-------------------------|---|---------------------|
|  | Amphitheater |  | Shaded picnic areas |
|  | Bocce ball courts |  | Kids play area |
|  | Romano Mercato Italiano |  | Game tables |
|  | Community center |  | Restrooms |
|  | Outdoor grills |  | Bike racks |
|  | Open grass area |  | Shade sails |
| | |  | Heated pool |





Capriola

Capriola Park focuses on movement and continued discovery, which is fitting as Capriola means somersault. It incorporates hands-on sensory activities that are an important part of child development. This Henderson park is also perfect for athletes, nature lovers and the whole family.

The children's play area improves motor skills and coordination as your kids balance on ropes, climb, slide and jump on trampolines. A splash pad element helps keep cool in the summer and shaded ramadas and picnic areas make for stellar picnics. The whole park sits on an elevated landscape, giving clear visibility for parents to keep an eye on their little ones from every angle and take in the breathtaking views of the Mojave desert and nearby mountain ranges.

-  Amphitheater
-  Picnic areas
-  Basketball courts
-  Playground
-  Dog park
-  Tennis courts
-  Splash pad
-  Ramadas
-  Multi-use sports field



Potenza

Potenza Park was designed with a unique music and movement theme in mind. This innovative Henderson park encourages imagination and play through music and sound. Potenza in Italian means power and strength, showing that just a little time spent in Potenza will leave you and your family feeling alive and renewed.

Kids can dance and create music on an oversized piano keyboard that's embedded in the ground, or explore sounds by hitting the large musical buttons on the living Neos game. These features were strategically designed to encourage "Free Play" and stimulate creative imagination.

-  Basketball courts
-  Open grass area
-  Ramadas
-  Playground
-  Teen skate area
-  Heated resident pool





Attesa

Attesa, Inspirada's newest park, sits just off Via Inspirada on Via Centro, mere steps from some of the community's newest housing additions. You and your family can expect great things from this 5-acre park! After all, Attesa is the Italian word for "expectation."

Your children can adventure in the park's two centrally located kid's play areas. When they're done climbing, they can head over to the basketball courts or open green space to make some new friends! On warmer days, make a splash in the heated resident pool or take a break from the sun on one of the park's tree-shaded swinging benches. The park will also offer shaded picnic areas and ramadas perfect for any outdoor event.

We can't forget the four-legged residents! Attesa features small and large dog parks so every member of your family can get outside and active.

-  Basketball courts
-  Open grass area
-  Ramadas
-  Playground
-  Shaded picnic areas
-  Heated resident pool
-  Dog Parks
-  Restrooms
-  Shade Sails

Welcome Home.

Inspirada isn't just a community, it's a lifestyle. We have access to all the amenities of a large city but with the friendly, warm feeling of a small town. This is just some of what Inspirada and Henderson have to offer.

EDUCATION

When it comes to your child's education, you have options. Our community is within the Clark County School District, which includes Ellis Elementary School—a Top 10 Best Elementary Schools in Nevada school—and the high-performing Del E. Webb Middle School—#4 in the Top 10 Nevada Middle Schools. Pinecrest Academy, a STEM public charter school for grades K-8, is located just east of Aventura Park in Inspirada. Inspirada Sloan Canyon, a STEM public charter school for grades K-12, is located at Via Inspirada and Raiders Way. Students can also prep for college at Liberty High School, which has an extensive band and athletics program.

CENTRAL LOCATION

Inspirada is conveniently located 15 minutes from the Las Vegas Strip, 15 minutes from McCarran International Airport, and 25 minutes from Downtown Las Vegas— with easy access to four major highways, you can get where you need to go, fast!

SHOPPING

Conveniently located at Solista Park, Inspirada residents often stroll to Romano Mercato Italiano to experience authentic Italian cuisine from housemade focaccias, pastas, pizzas and desserts, and so much more. With the continued growth of West Henderson, Inspirada is the ideal location to take advantage of the growing list of restaurants, sports arenas and new shopping outlets making Henderson one of the fastest-growing cities in the United States.



Education.

For many families, a large draw for moving into a home in Henderson is the schools. Henderson's Clark County School District (CCSD) offers some of the best public schools in the state. Inspirada residents can also choose from local charter and private schools. Some popular options Inspirada families choose include:

Robert and Sandy Ellis Elementary School* — a CCSD school – serves students pre-kindergarten to fifth-grade. The campus includes 50 classrooms and technology labs. After-school programs offered include yoga, Spanish, robotics, golf and drama.

Del Webb Middle School — Received the highest rating of five stars on the Nevada Department of Education's School Performance Framework. The school's advanced band, orchestra and choir have earned superior ratings at the CCSD music festivals. Special education students have been mainstreamed in all science, social studies and physical education classes.

Liberty High School — Boasts a 91% graduation rate compared to the state-wide graduation rate of 73.55%. With their College of Southern Nevada partnership, students are able to receive college credits. Their athletic teams are consistently ranked among the best in the state.

Pinecrest Academy Sloan Canyon K-12* — This charter school for students aged kindergarten through twelfth grade is the first charter school to receive the Nevada STEM school designation. Pinecrest Academy's (K-8) math and reading test scores are far above the state's average.

* located in Inspirada





Henderson School Performance.

The following data comes from the City of Henderson's Education Analysis

92.5%

The graduation rate of Henderson schools compared to:
84.1% National Average
83.8% Las Vegas
74.9% Clark County School District
73.6% Nevada

48.3%

The math proficiency rate of fifth-graders demonstrated in Henderson, compared to:
CCSD's rate of 33.1%
Nevada's rate of 33.8%

65.4%

The reading proficiency rate of fifth-graders demonstrated in Henderson, compared to:
CCSD's rate of 51%
Nevada's rate of 50.2%

44.3%

The math proficiency rate of seventh-graders demonstrated in Henderson, compared to:
CCSD's rate of 27.7%
Nevada's rate of 29.1%

62.1%

The reading proficiency rate of seventh-graders demonstrated in Henderson, compared to:
CCSD's rate of 47.6%
Nevada's rate of 46.9%

What's Nearby?

EDUCATION

- 22 Public, Private and Charter Schools ●
- 45+ Childcare Centers ●

RECREATION

- 13 Parks ●
- 25+ Fitness Centers ●
- 3 Recreation Facilities ●
- 6 Swimming Pools ●
- 13 Trailheads ●
- Lake Mead ●
- 50+ Golf Courses ●

DINING

- 130+ Restaurants ●
- 10+ Coffee Shops ●

RETAIL

- 12 Grocery Stores ●
- 6 Pharmacies ●
- 85 Shopping Areas ●
- 10 Gas Stations ●
- 18 Convenience Stores ●

HEALTH SERVICES

- 285 Health and Medical Centers ●

ENTERTAINMENT

- 5 Hotels/Resorts ●
- 5 Movie Theaters ●

PUBLIC SERVICES

- 4 Fire Departments ●
- 2 Libraries ●
- 1 Henderson Police Department ●

CIVIC

- 4 Art Galleries ●
- 4 Museums ●
- Hoover Dam ●



Community Association & Resident Events

Inspirada always has a calendar jam-packed with events. Many of our events are open to the public, but most are resident-only gatherings.

- Solista Community Center
- Resident-only heated swimming pools
- Full-time lifestyle director
- Events: Farmers' Market, Yoga, Trivia Night, Spring Festival, Summer Kid Camps, Halloween Bash, Holiday Festival
- Inspirada community assessment \$85/month
- Additional fees may apply for gated neighborhoods



Henderson at a Glance



Nevada's second largest city

5

Ranked "Top 5 Safest Cities" according to 2015 FBI Statistics



300 days of sunshine per year

50

Named one of "America's 50 Best Cities" by Bloomberg



Established culinary scene

40

Ranked #40 Best Place to Live in America by MONEY



Kid's sports leagues

9.4%

Projected job growth 2017-2022



92.5% high school graduation

300,116

Population

Amenities

Inspirada was designed to encourage activity and adventure. Miles of trails weave through the community, connecting our four parks. You can find all of these amenities in Inspirada:



Heated resident pools



Multi-use sport fields



Kid's play structures



Volleyball courts



Little League fields



Ramadas



Basketball courts



Dog parks



Picnic areas



Tennis courts



Slash pads



Bocce ball courts