

## COMMUNITY INFORMATION

West Wendover is located on the border of Nevada and Utah along Interstate 80, 120 miles west of Salt Lake City, Utah. In straddling the state line, there are actually two cities within the community of "Wendover"; West Wendover, Nevada and its sister-city, Wendover, Utah.

The community has a general area population approaching 7,000 residents. West Wendover is the larger of the two communities with a population of approximately 5,000 and Wendover, Utah containing approximately 1,500 residents. The remaining population is located in small residential districts located north and south of West Wendover within a 30-mile arc.



For more detailed information on the community of West Wendover we welcome you to:

Visit our website:  
[westwendovercity.com](http://westwendovercity.com)

View our Community Quick Facts:  
[westwendovercity.com/quickfacts](http://westwendovercity.com/quickfacts)

View our Community Activities and Business Videos:  
[westwendovercity.com/videos](http://westwendovercity.com/videos)

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See Us on YouTube

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(from top): Three-Mile Mountain; West Wendover is surrounded by vast open areas perfect for endless recreation; West Wendover High School; West Wendover Golf Course; World-famous Bonneville Salt Flats.



# City of West Wendover

## "Arms Open Wide"



## Highlights

- 120 miles west of Salt Lake City, Utah
- 400 miles east of Reno, Nevada
- 400 miles north of Las Vegas, Nevada
- Mid-way between the International borders of Canada and Mexico
- Pro business elected government leaders and professional city staff
- High quality Nevada gaming and Top Name Entertainment
- High quality primary and secondary educational facilities
- Area Visitors: Approx. 3,000,000 annually
- High desert community, city center elevation 4,475 feet
- Average Annual Precipitation: 5 inches
- Sunny Days Annually: Over 240
- Hottest Month: July with an Average High of 91F; Average Low of 67F
- Coldest Month: January with an Average High of 34F; Average Low of 19F
- Area Population: Approximately 7,000 residents with Average Growth Rate of 2.5%
- Main Business Sectors: Gaming/Tourism and Industrial/Mining
- Transportation: Interstate 80, U.S. 93A, Wendover Airport and Union Pacific Railroad Mainline

(top): Porte-cochère leading into one of West Wendover's many high-quality casino-hotels. (bottom): 1,000 seat Peppermill Concert Hall featuring top name entertainment



# City of West Wendover "Arms Open Wide"

## CITY INDUSTRIAL PARK INFORMATION

The City's Industrial Park contains approximately 35 acres, 28 of which is available immediately for future facility development. The properties are serviced with main infrastructure including streets, main water, sewer and electricity as well as access to the local propane distribution grid. Two parcels, since 2011, have been developed including a vehicles parts/storage facility as well as a FedEx Ground Distribution Facility. **As part of the City's efforts for economic diversification, business facilities focusing on process, manufacturing and warehouse related activities are eligible for land incentives thus providing property at minimal cost.**

Current zoning consists of "M" Zone, with adjacent land uses including "M", "P" Public and Agriculture/Open Space.

Additionally, for developments requiring larger acreage, additional private property is available close to the Industrial Park along U.S. 93A.

## TRANSPORTATION



FedEx Ground located in the West Wendover Industrial Park

**Major Highways.** The City's Industrial Park is located adjacent to U.S. Highway 93A as well as within 1 mile of Interstate 80 connecting Salt Lake City, Utah; Reno, Nevada and San Francisco, California. Time en route from the Industrial Park to east or west bound Interstate 80 is less than 3 minutes. With the recent 2013 change in the speed limit (75 to 80 mph) on I-80 between West Wendover and Salt Lake City, time en route to Salt Lake City is now less than 90 minutes.

**Rail.** Union Pacific Railroad mainline connecting Salt Lake City, Utah to Oakland California transects the community. The industrial park properties are adjacent to this mainline.

**Air.** Wendover Airport (a former WWII Bomber Training Base) is a commercially operated facility with private, commercial and military operations. Airside operations include various large hangar facilities in addition to a modern passenger terminal completed in 2006 with TSA security services. Allegiant Airlines currently operates 166 seat MD-80 charter service with 10 flights per week in conjunction with the Resorts at Wendover casino/hotel properties, serving over 70 cities in the U.S. The airport has two commercial service capable runways with visual and instrument approaches:

- 12-30: 8,100' x 100'
- 8-26: 8,000' x 150' (current extension to 10,000' underway with completion fall 2014).



## WORKFORCE

The community of West Wendover achieves a diversified and balanced workforce through having a large low to medium skilled segment which is easily expandable, combined with a higher educated and skilled management segment. This diversified workforce provides the necessary balance, particularly for those companies needing access to a larger medium to low skilled labor pool, keeping labor costs in check.

**Gaming/Hotel:** The gaming and hotel industry has a large middle to lower skilled base which makes up the predominant segment of the population. This base is then teamed with a higher skilled segment consisting of Management, Accounting, Information Technology and Facility/Plant Engineering and Maintenance.

**Industrial/Mining:** The community's industrial workforce contains a higher skilled segment that is employed through four main businesses: Intrepid Potash, Garymont Western Lime Plant, KGHM Mining and Newmont Mining. This workforce is made up of higher skilled Equipment and Facility/Plant Operators in addition to Management.

**Education/Government/Other:** The remaining employment in the community is contained within the Educational and Government sectors along with General Retail/Service.

## LOCAL TAX RATES

Local property tax is based on 35% of assessed value with a rate of 3.4446% for the City of West Wendover.

*Example:*

\$50,000 per acre market value (x) .35 = \$17,500 Assessed Value (x) .034446 = \$602.805 tax due

Local sales tax rate: Elko County Rate 6.85%.

## UTILITIES

Main utilities for the community are provided by:

*City of West Wendover:* Water, Sewer, Garbage

*Wendover Gas Company:* Liquefied propane via community distribution grid. Natural gas is scheduled to be within a 30 mile connection point within 5 years. Current grid designed to Natural Gas standards, currently operating with the distribution of LP Gas.

*Wells Rural Electric Company (coop)*  
*Electricity general rates:*

Residential \$0.07294 per kWh,  
monthly service charge \$25.42

Commercial Small Power <51KVA; \$0.06333 per kWh,  
monthly service charge \$34.81

Commercial Large Power 51-500KVA; \$0.0339 per kWh  
plus monthly service charge \$283.12

Industrial Power 501-5,000KVA; \$0.03366 per kWh plus  
monthly service charge \$4,263.50

*Centracom Interactive:* Communication fiber,  
TV cable, Telephone/internet services

*Frontier Communications:* Telephone, Internet services

## EDUCATION

The community has two public school systems providing Primary and Secondary Education. One system operated by Tooele County School District (Utah) and the second larger system is operated by Elko County School District (Nevada). Total enrollment for the combined systems tops 1,700 students for the 2013-2104 school year.

The West Wendover School population reaches near 1,200 students currently and includes a campus type arrangement on over 100 acres of property. The current facilities include a Jr/Sr High School and Elementary School. A new \$35 million 750 student Elementary School and sports fields project will begin construction in June of 2014 with completion ready for the 2015-2016 school year. This project will be followed by a remodel and renovation of the existing Elementary facility into a Middle School thus expanding the overall campus capabilities.

Great Basin College (GBC), based out of Elko, Nevada, operates a satellite education office at the West Wendover High School enabling enrollment from the local community in higher education courses and degrees via video and internet classrooms. BA and BS degrees along with various trade certifications are available through GBC.

In addition to GBC, access to Utah State University is available through the Tooele Campus and Wendover High School.