

*Now under development in Wahoo, Nebraska*

# HERITAGE HEIGHTS

Now available — 81 lots ready for construction of your new home.

Lot sizes range from 10,000 to 32,000 square feet.

Lots priced from \$25,950 to \$40,000.

Condominiums and/or town homes.

Custom build your home.

Single family homes.

9-hole golf course .

Driving range.

Walkout lots.

**Contact:**

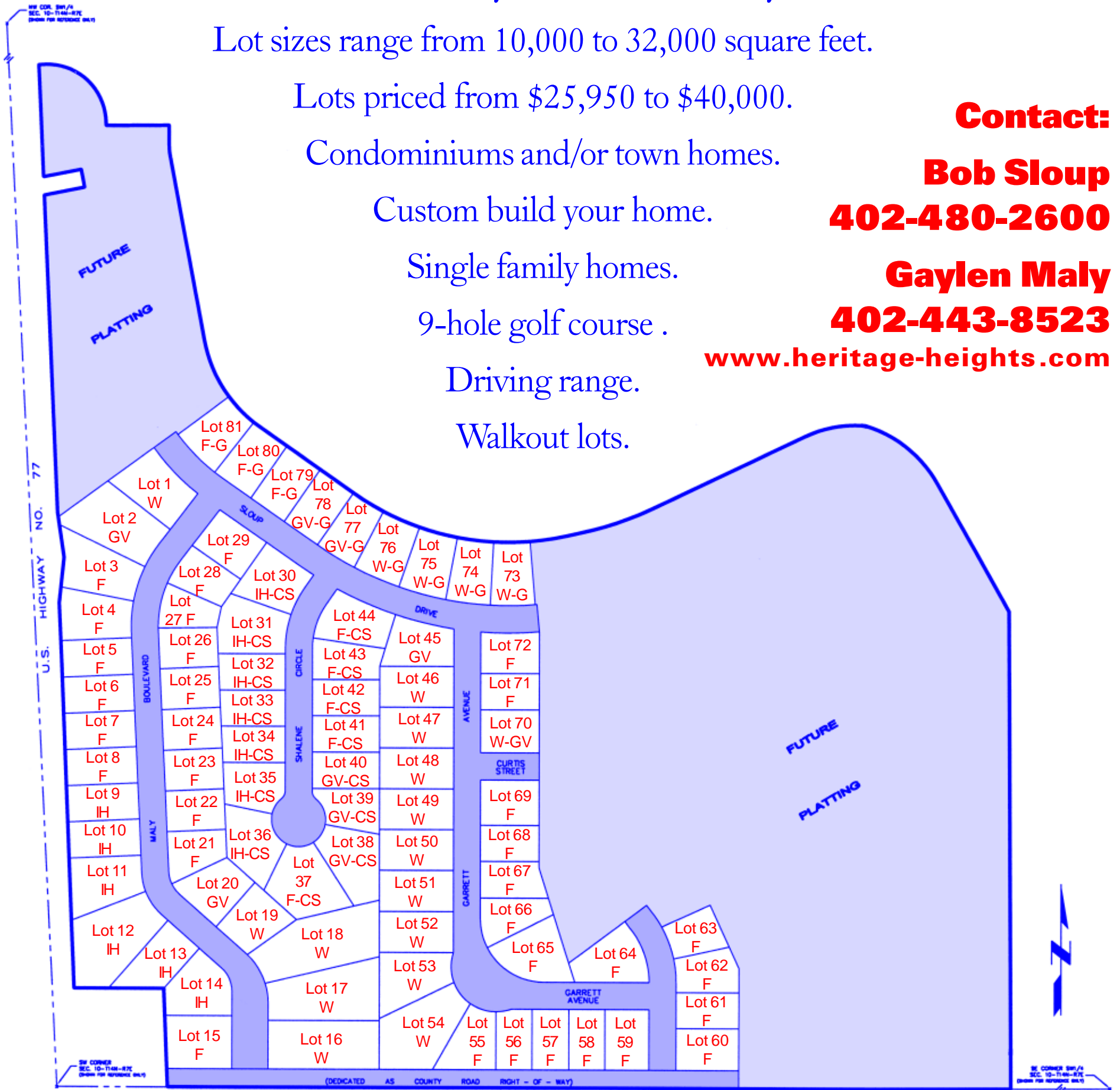
**Bob Sloup**

**402-480-2600**

**Gaylen Maly**

**402-443-8523**

**[www.heritage-heights.com](http://www.heritage-heights.com)**



IH = In Hill; W = Walkout; G = Golf Frontage; GV = Garden View; F = Flat Lot; CS = Cul-De-Sac

## Life's too short to . . .

- . . . never hear the sound of geese flying overhead on an autumn evening.
- . . . worry about personal safety and home security.
- . . . be afraid to take an evening walk.
- . . . push your way through crowds.
- . . . not know your neighbor.
- . . . wait in rush hour traffic.
- . . . pay a high cost of living.
- . . . stand in line.

### Great Location

20 minutes from Lincoln  
30 minutes from Omaha  
20 minutes from Fremont



*“Life is too short to live it in the city.”*

*Wahoo's Newest Subdivision*

# HERITAGE HEIGHTS

Custom Home Lots • Walkout Lots  
Condominium and/or Townhome Lots  
City Utilities

*Life's too short to live it in the city!*

**Contact: Bob Sloup 402-480-2600 • Gaylen Maly 402-443-8523 • On the Web [www.heritage-heights.com](http://www.heritage-heights.com)**



## Wahoo Facts

- HOME OFFICE OF THE LATE SHOW WITH DAVID LETTERMAN since March, 1996
- Saunders County Seat
- Wahoo Population 4,000 (est.), Saunders County Population 19,000 (est.)
- 114 game high school basketball winning streak (3rd longest in the nation)
- Wahoo City Airport with a 4,100 ft. runway - located on Northeast edge of town at the intersection of Highways 92, 77, & 109 (city code: AHQ)
- Served by Union Pacific Railroad
- Wahoo Public Library, a collection of 30,000, offers various children's programs
- All North/South streets are named after trees
- Also known as Home town of Five Famous Sons
- Community is serviced by 11 Churches of multiple faiths
- Located at the Saunders County Courthouse, Wahoo has the only submarine memorial in the United States
- Antique shop mecca, home-style dining, friendly faces, and community spirit

## Recreation/Culture

For those interested in recreation, athletics and cultural activities, Wahoo's facilities and events provide a variety of entertainments.

- 25 miles or less from Mahoney State Park, SAC Museum, Henry Doorly Zoo's Wildlife Safari Park, Memphis State Park, Two Rivers State Recreation Area, Caboose Park, Czechland Lake, and Branched Oak
- Wahoo Civic Center offers recreation for children, adult league sports, aerobics, an Olympic-size indoor pool, and indoor racket ball courts
- Outdoor facilities - swimming pool, tennis courts, golf course, baseball and softball diamonds, and four city parks
- Annual events such as Bull Riding, Wahoo Rodeo, Saunders County Fair, Polka Fests, Show-N-Shine Car Show, Coin Show, Swap Meet, Wahoops, and Christmas On The Prairie
- Wahoo Senior Center Provides meals, recreational activities, and transportation services
- Saunders County Museum has displays which include personal, collectible, and one of a kind items from Wahoo's Five Famous Sons

## Education

Wahoo maintains highly respected school systems.

- Public: Services for toddler through high school with or without identified needs. Preschool and Head Start Program, West Ward Elementary, Middle/High Schools, and Alternative School
- Parochial: St. Wenceslaus Catholic Elementary School and Bishop Neumann Central Catholic High School
- Region V (residential, vocational, and in-home training)
- Located within the area are 4 Universities, 6 colleges, and many trade schools

## History

Wahoo, an Indian word meaning "burning bush" was founded in 1870 by a group of settlers, who believed this area would become one of the richest farming regions in the state. Through hard work, determination and ingenuity, these predominantly Czech, German, and Scandinavian settlers turned their dreams into realities.

### Five Famous Sons:

- **Howard Hanson**, 1944 Pulitzer Prize-winning composer
- **"Wahoo Sam" Crawford**, 1957 Baseball Hall of Fame
- **George Beadle**, 1959 Nobel Prize winner in genetics
- **Clarence Anderson**, world-famous artist
- **Darryl F. Zanuck**, internationally-known movie producer and co-founder of 20th Century Fox

## Health Care

- Saunders County Health Services (SCHS), encompassing: Saunders County Community Hospital (with new emergency room), Coleman Clinic, Saunders County Care Center, Saunders County Health Department
- SCHS provides additional services through visiting specialists and is a scheduled stop with traveling equipment i.e. MRI's, CAT scans, etc.
- Wahoo Physicians Clinic
- Private nursing home, assisted living options, retirement complex
- Housing available for elderly, handicapped and low income
- Other professionals: psychiatrists, dentists, psychologists, nurses, counselors, social workers, chiropractor, and a massage therapist

## Utilities

Wahoo Utilities provides a full range of utility services, including electrical generation and distribution, water production and distribution, wastewater collection and treatment, and natural gas. The City prides itself with providing top rate service.

- Electric rates are among the lowest in the nation
- Loan programs provide customers with opportunities for grants and interest free loans to upgrade energy efficiency
- One of a few communities in the state to actively participate in gas marketing at the local level
- Private solid waste

## Employment and Industry

Over 350 businesses have already discovered Wahoo to be a community of unequal potential. There is ample opportunity for everyone in this positive business climate. Located within a 60-mile radius of 80% of Nebraska's population.

Wahoo is growing both in population and industry. Several factors that make Wahoo attractive to prospective businesses are:

- Close proximity to Lincoln and Omaha, as well as, Interstate 80
- **Airpark**, a new 35-acre industrial track adjacent to highways and future Lake Wanhoo developed by Wahoo Industries (for-profit) and Greater Wahoo Development Foundation (non-profit)
- Construction in progress on four-lane expressway through Wahoo on Highway 77 from Lincoln to Fremont and on Highway 92 from Mead to Omaha
- Newly completed 40 room motel (total area units 60+)
- 11 Manufacturers
- Less than 40 miles from two major commercial airports (Omaha's Eppley Airport and Lincoln Municipal Airport)