



The city of Wahoo and Wahoo Industries have four one-acre commercial lots for sale at the Lake Wanahoo Commercial Park. The city/Wahoo Industries' lots are numbered in blue in the above map.

Lake Wanahoo Commercial Park is located next to the Wahoo Airport at the intersection of highways 77/92 and 109.

Tax Increment Financing (TIF) is available for all lots. Sites are shovel ready with paved streets and all utilities.

For more information contact:

Doug Watts
 Wahoo Economic Development Office
 640 N Broadway
 Wahoo, NE 68066
 (402) 443-4001
watts@wahoo.ne.us

Mike Murley
 NAIP Dodge
 1250 Pacific St.
 Omaha, NE 68154
 (402) 639-2888
mmurley@npdodge.com

Lake Wanhoo Commercial Park

Site Description

Location:	Intersection of Highway 77/92 and Highway 109
Size:	20.725 acres (8.6 acres available by Wahoo Industries and another 12.125 acres available by private owner); approximately one acre lots, one lot of 4.855 acres
Characteristics:	Clay soil with load bearing capacity of 2,000 to 2,500 psi, nearly level topography, elevation is 1,250' above sea level, water table is approximately 25' below ground level; outside 100-year flood plain, 0% wetlands
Zoning:	Industrial & Highway Commercial; conforms to comprehensive plan
Previous Use:	Commercial
Protective Services:	Fire insurance classification is 6, 2 miles to 45-member volunteer fire department; 24-hour police patrol is provided

Utilities

Electricity:	Wahoo Utilities; 12.47 kV transmission voltage; at site
Natural Gas:	Wahoo Utilities; 4" main, 60 lbs. pressure; at site
Water:	Wahoo Utilities; 10" main to site; 8" internal mains at site; 80 lbs. pressure, looped, 1,000 gallons per minute
Sanitary Sewer:	Wahoo Utilities; 8" main; activated sludge treatment plant with rated capacity of 750 mgd and a peak demand of 1.3 mgd; storm sewer drainage system
Telecommunications:	Windstream; Northern Telecom DMS 100 platform for Wahoo switch (1.5 miles from site), digital central office in Wahoo is on fiber ring and dual service is provided from two COs, DSL is available

Transportation

Highways:	Four-lane U.S. Highway 77 and Nebraska Highways 92 and 109 serve site; Interstate 80 interchange 20 minutes south of Wahoo; bus service within 30 minutes
Railroads:	Union Pacific Railroad; 1/2 mile from site
Airport:	Wahoo Municipal Airport; 4,100' lighted concrete runway and 3,290' lighted turf runway
Nearest Commercial Air Service:	Lincoln Airport; 29 miles (30 minutes) Omaha Eppley Airfield; 44 miles (45 minutes)

Other

Owner/Sale Price:	Wahoo Industries will sell 6 lots for \$2.00 to \$2.25 per square foot 12.125 acres are privately owned; sale price negotiable
2012 Tax Rate:	\$2.27527 per \$100 of actual value
Environmental Assessment:	Phase 1 environmental study completed in 1999

Contacts

Doug Watts
Executive Director
Wahoo Chamber and
Economic Development
PO Box 154
Wahoo, NE 68066
(402) 443-4001
Fax: (402) 443-3077
Email: watts@wahoo.ne.us
www.wahoo.ne.us



Rick Nelsen, CEcD
Economic Development Manager
Nebraska Public Power District
PO Box 499
Columbus, NE 68602-0499
(800) 282-6773
(402) 563-5534
Fax: (402) 563-5090
Email: dghall@nppd.com
sites.nppd.com