

A LOT TO CONSIDER

Heartwood Preserve · Lot 7

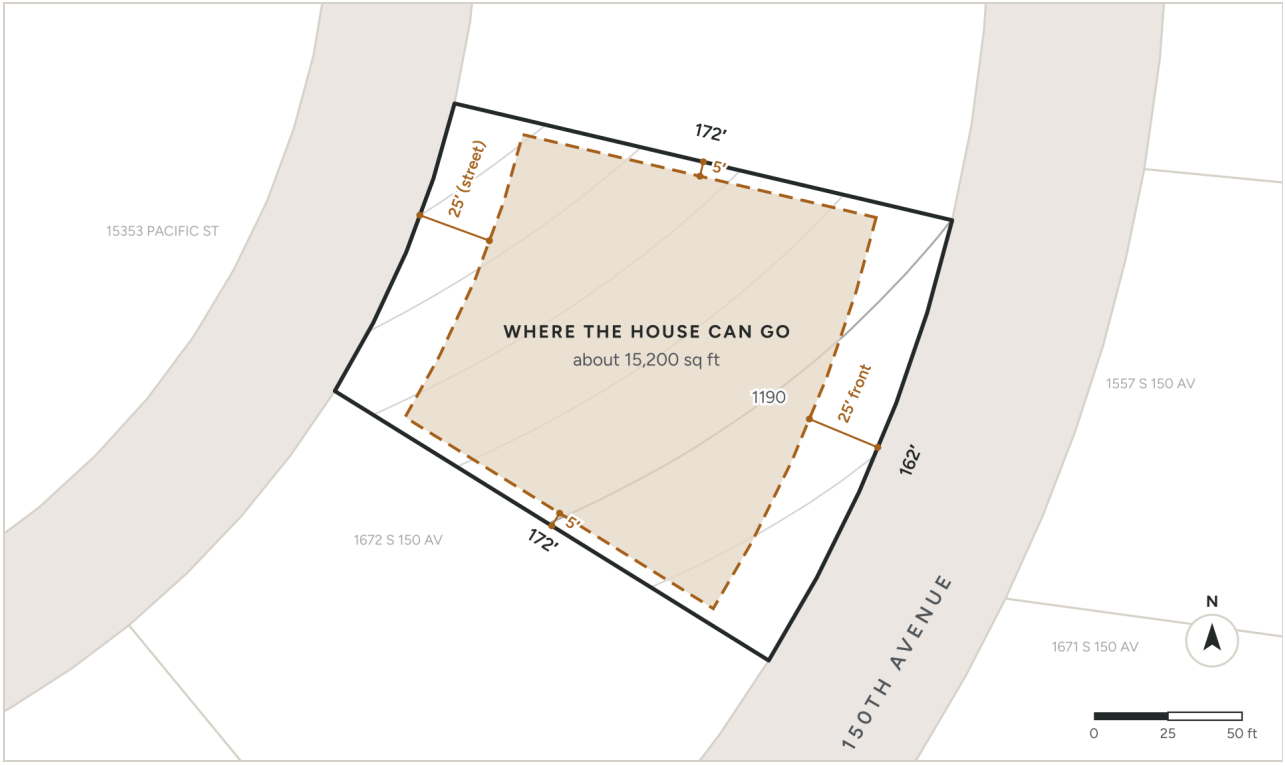
ADDRESS	1558 S 150th Avenue, Omaha, NE 68144
SIZE	0.53 acres (about 23,100 sq ft)
FRONTAGE	162 ft on S 150th Avenue, with a street along the back as well
DEPTH	About 170 ft
SETTING	Open lot between streets, next to new homes
LOT TYPE	Walkout; the ground falls about 10 ft from S 150th Avenue to the street behind
ZONING	R4, City of Omaha, plus Heartwood Estates covenants
SCHOOLS	Millard Public Schools

For visual purposes only. Nothing on this sheet is confirmed until a licensed survey is completed.

McNeil PARTNERS

ON THE SITE · HEARTWOOD PRESERVE · LOT 7

An open, west-facing lot on S 150th Avenue that falls about 10 ft toward the street behind, made for a walkout.



Lot lines from Douglas County GIS, parcel 1306360812 (Heartwood Estates Lot 7). Setbacks from Omaha zoning (R4). Grade from county GIS corner elevations. Checked Nov 22, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

What the setbacks allow

City zoning (R4): 25 ft from both streets and 5 ft at each side, about 15,200 sq ft. The covenants set a building envelope for each lot, with pools inside it, and call for a 3-car side-entry or angled garage.

Next steps

The lot purchase is its own agreement, usually closed about 90 days into design.

Ask us about this lot · (402) 333-1462 · mcneilpartners.com