

A LOT TO CONSIDER

Linden Estates II · Lot 113

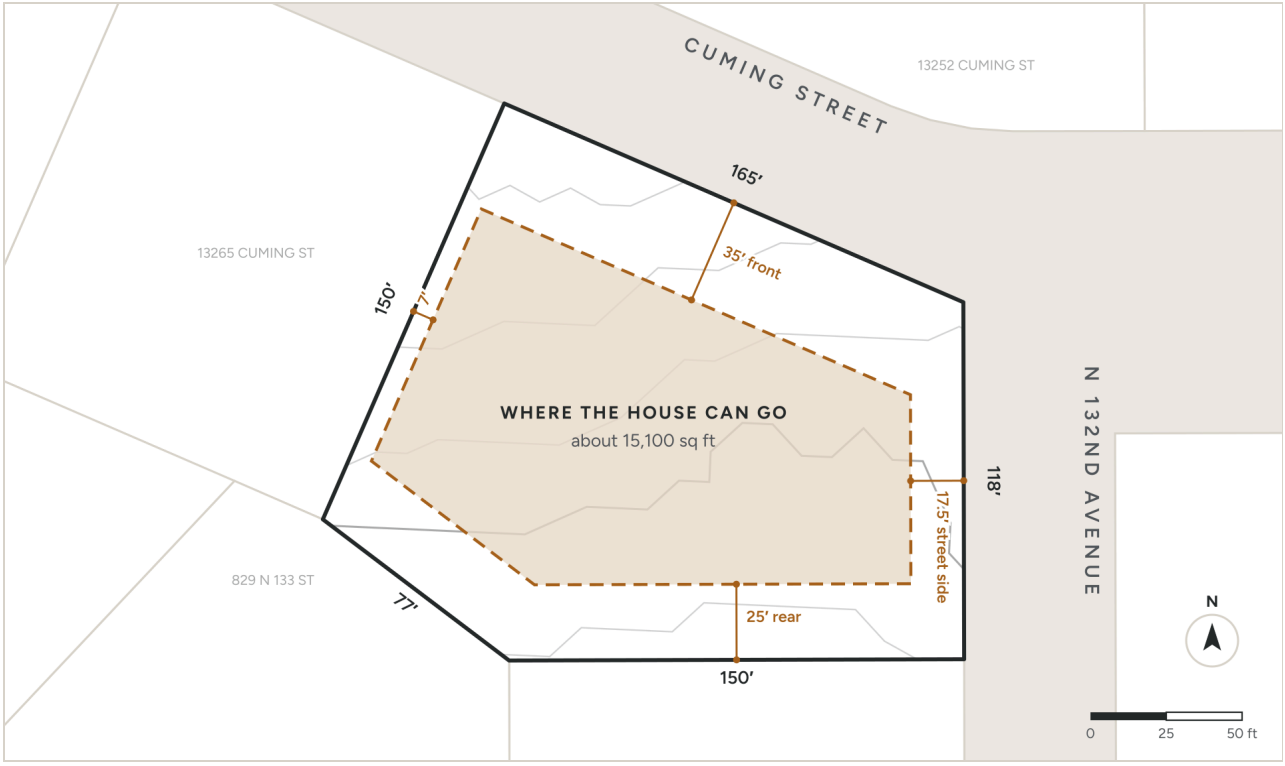
ADDRESS	13255 Cuming Street, Omaha, NE 68154
SIZE	0.65 acres (about 28,300 sq ft)
FRONTAGE	165 ft on Cuming Street · 118 ft on N 132nd Avenue
DEPTH	About 150 ft
SETTING	Open corner lot, mostly lawn
LOT TYPE	Daylight; the ground rises about 5 ft from Cuming Street to the back
ZONING	R3, City of Omaha, plus Linden 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 · LINDEN ESTATES II · LOT 113

An open corner lot on Cuming Street that rises gently toward the back.



Lot lines from Douglas County GIS, parcel 1627463099. Setbacks from Omaha zoning (R3); the Linden Estates 2nd Addition covenants set none. 2-ft contours from USGS lidar. Checked Nov 21, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

What the setbacks allow

City zoning (R3): 35 ft on Cuming, 17.5 ft on 132nd Avenue, 25 ft rear and 7 ft at the side, about 15,100 sq ft for the house. The Linden Estates board reviews every plan.

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