

A LOT TO CONSIDER

Linden Estates II · Lot 139

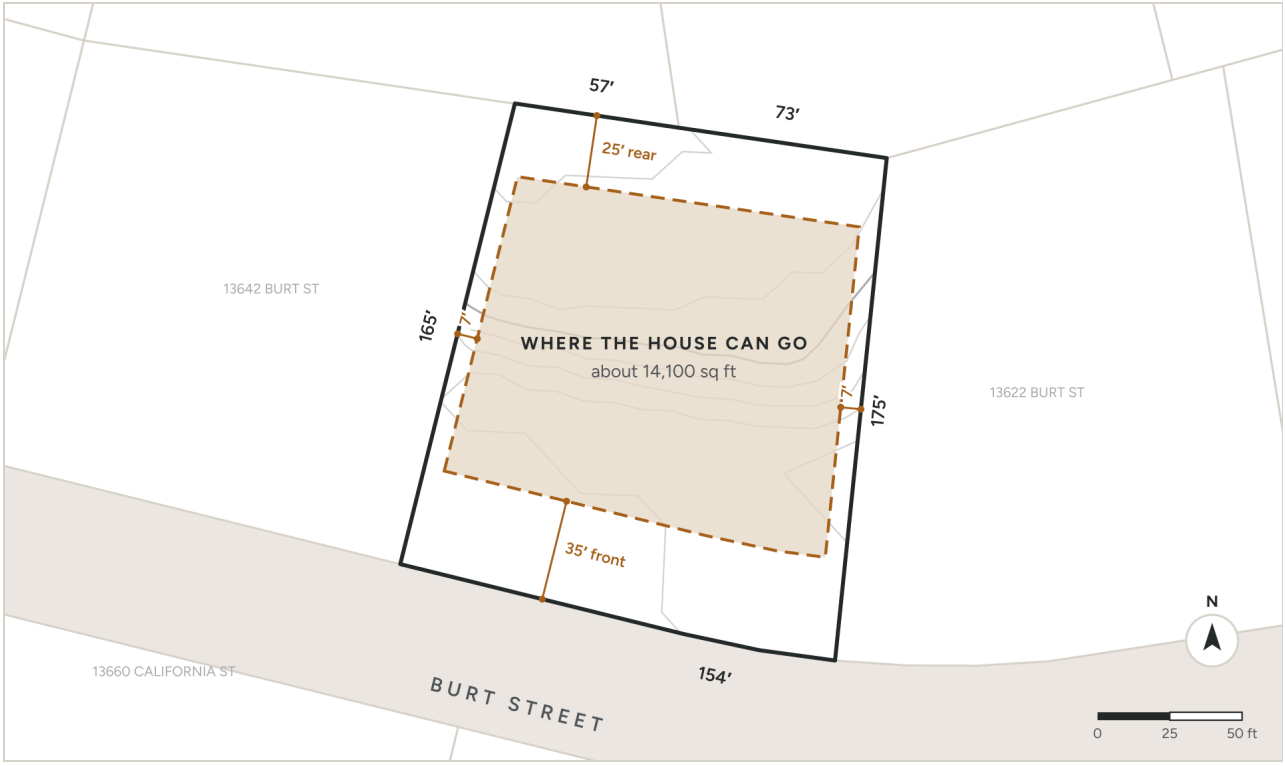
ADDRESS	13632 Burt Street, Omaha, NE 68154
SIZE	0.56 acres (about 24,300 sq ft)
FRONTAGE	154 ft on Burt Street
DEPTH	About 170 ft
SETTING	Open lot between two finished homes
LOT TYPE	Walkout; the ground falls about 9 ft from the street to the back
ZONING	R3, City of Omaha, plus Linden Estates covenants
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 139

An open lot on Burt Street that falls toward the back, made for a walkout lower level.



Lot lines from Douglas County GIS, parcel 1627463151. 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 front, 25 ft rear and 7 ft at each side, about 14,100 sq ft for the house, with a footprint up to 35% of the lot (about 8,500 sq ft). 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