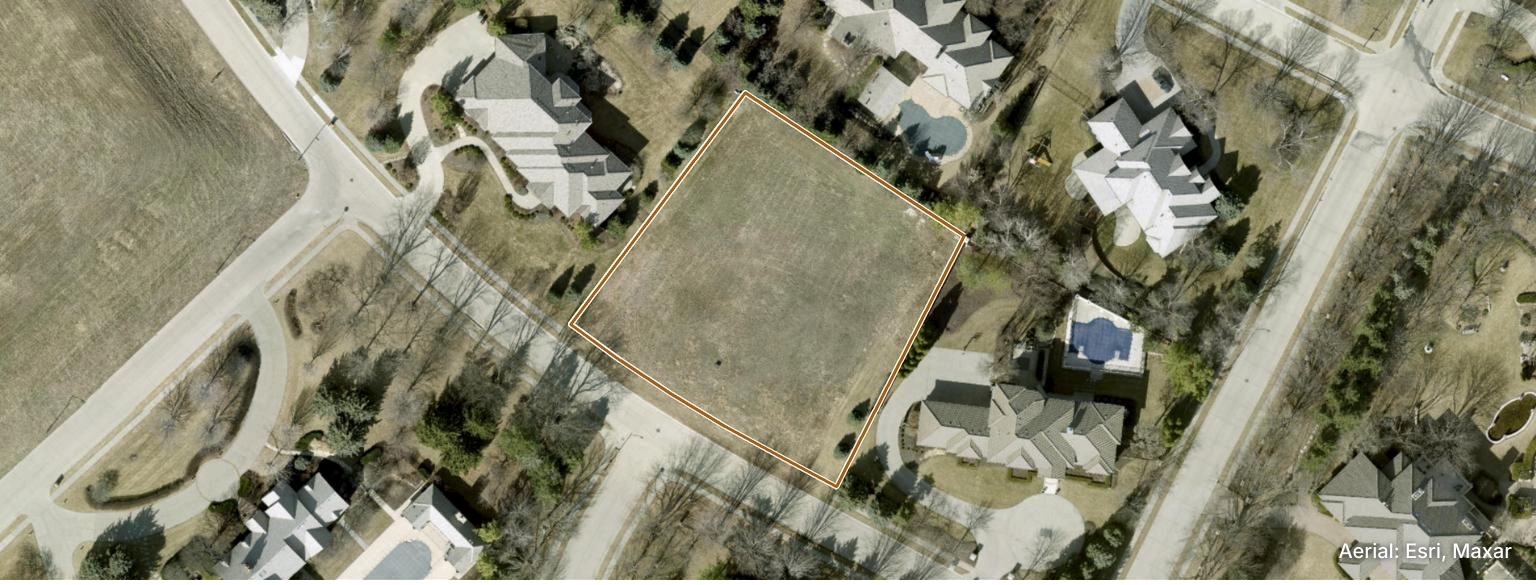


A LOT TO CONSIDER · RESERVED

Linden Estates II · Lot 37

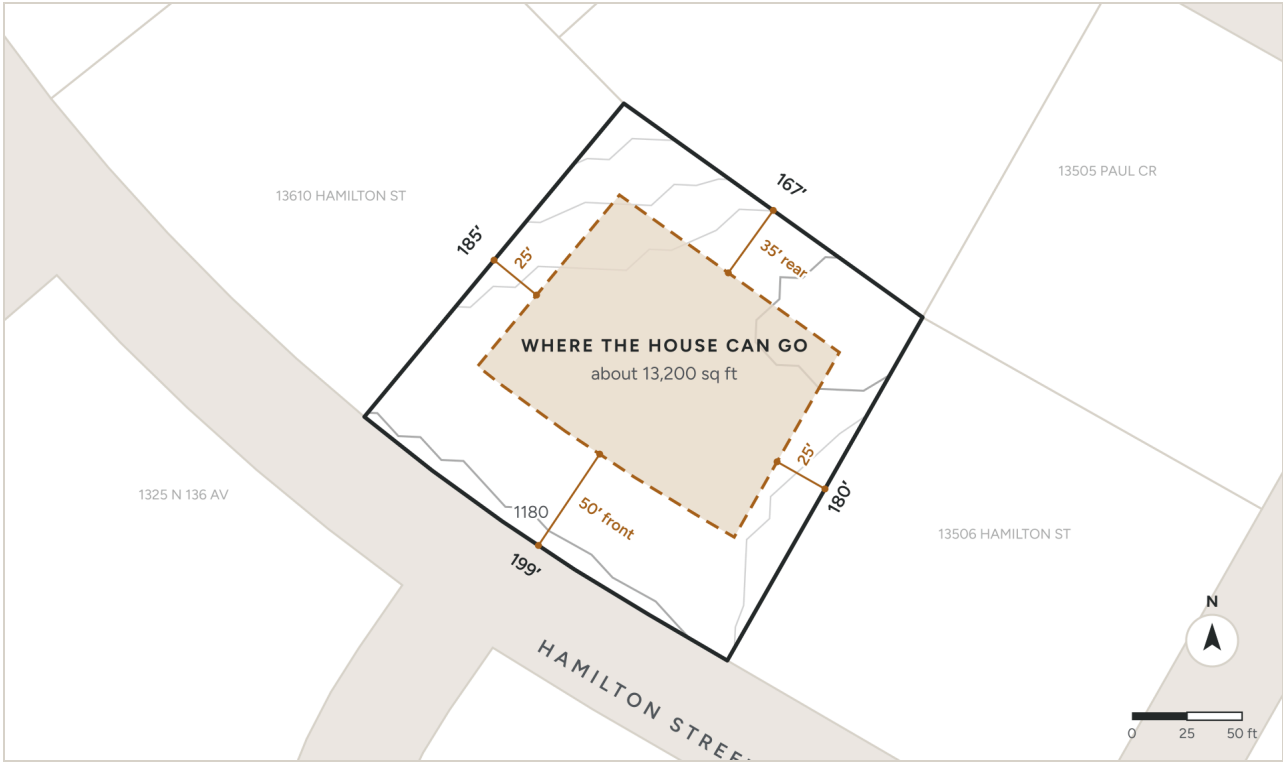
ADDRESS	13516 Hamilton Street, Omaha, NE 68154
SIZE	0.78 acres (about 33,800 sq ft)
FRONTAGE	199 ft along the curve of Hamilton Street
DEPTH	About 180 ft
SETTING	Open lawn among established homes, trees along the street
LOT TYPE	Nearly flat; level from the street to the back, about 9 ft from corner to corner
ZONING	R1, 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 37

Three-quarters of an acre of nearly level ground on the curve of Hamilton Street.



Lot lines from Douglas County GIS, parcel 1627462947. Setbacks from Omaha zoning (R1); 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 (R1): 50 ft front, 35 ft rear and 25 ft at each side, about 13,200 sq ft to place the house, with a footprint up to 25% of the lot (about 8,400 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