

A LOT TO CONSIDER

Linden Estates II · Lot 86

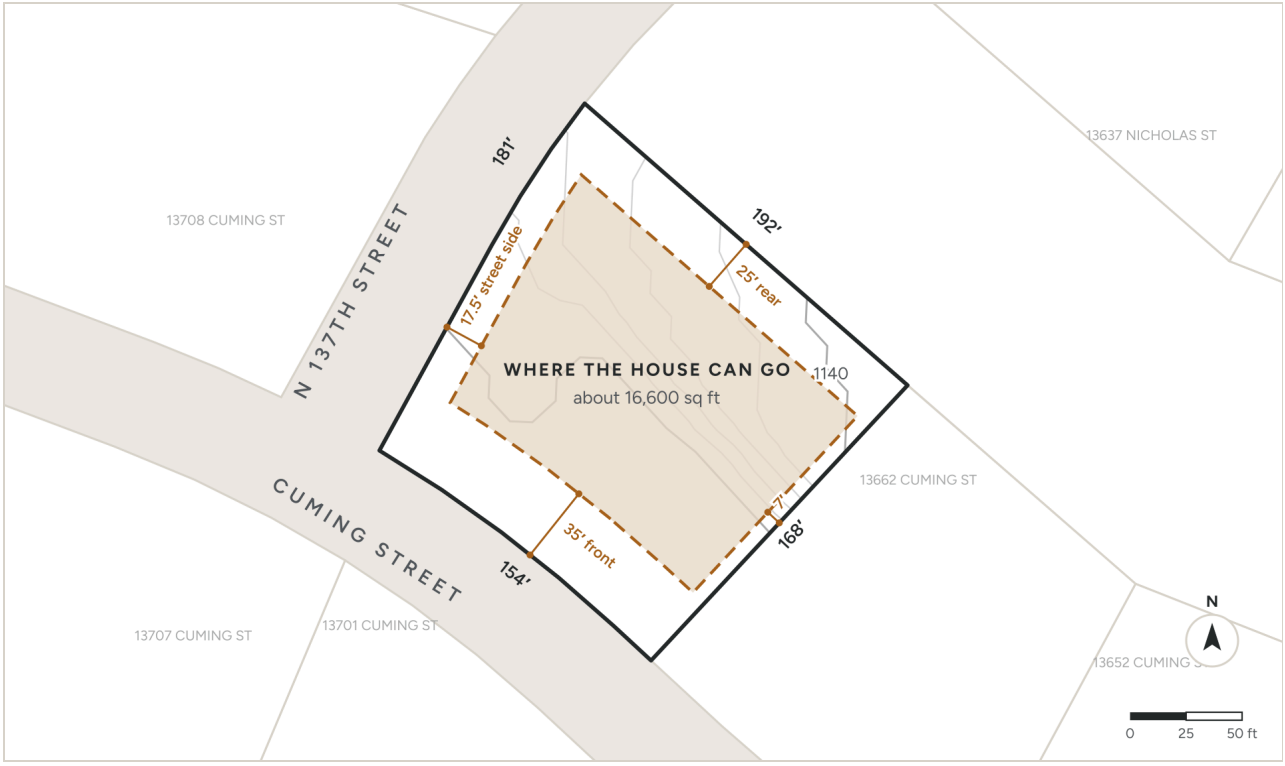
ADDRESS	13672 Cuming Street, Omaha, NE 68154
SIZE	0.68 acres (about 29,800 sq ft)
FRONTAGE	154 ft on Cuming Street · 181 ft on N 137th Street
DEPTH	About 190 ft
SETTING	Corner lot backing onto a wooded creek and trail
LOT TYPE	Walkout; the ground falls about 9 ft from Cuming Street toward the creek
ZONING	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 86

A corner at Cuming Street and N 137th Street that falls toward a wooded creek behind.



Lot lines from Douglas County GIS, parcel 1627463045. 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, 17.5 ft on 137th Street, 25 ft rear and 7 ft at the side, about 16,600 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