

A LOT TO CONSIDER

Preserve II · Lot 34

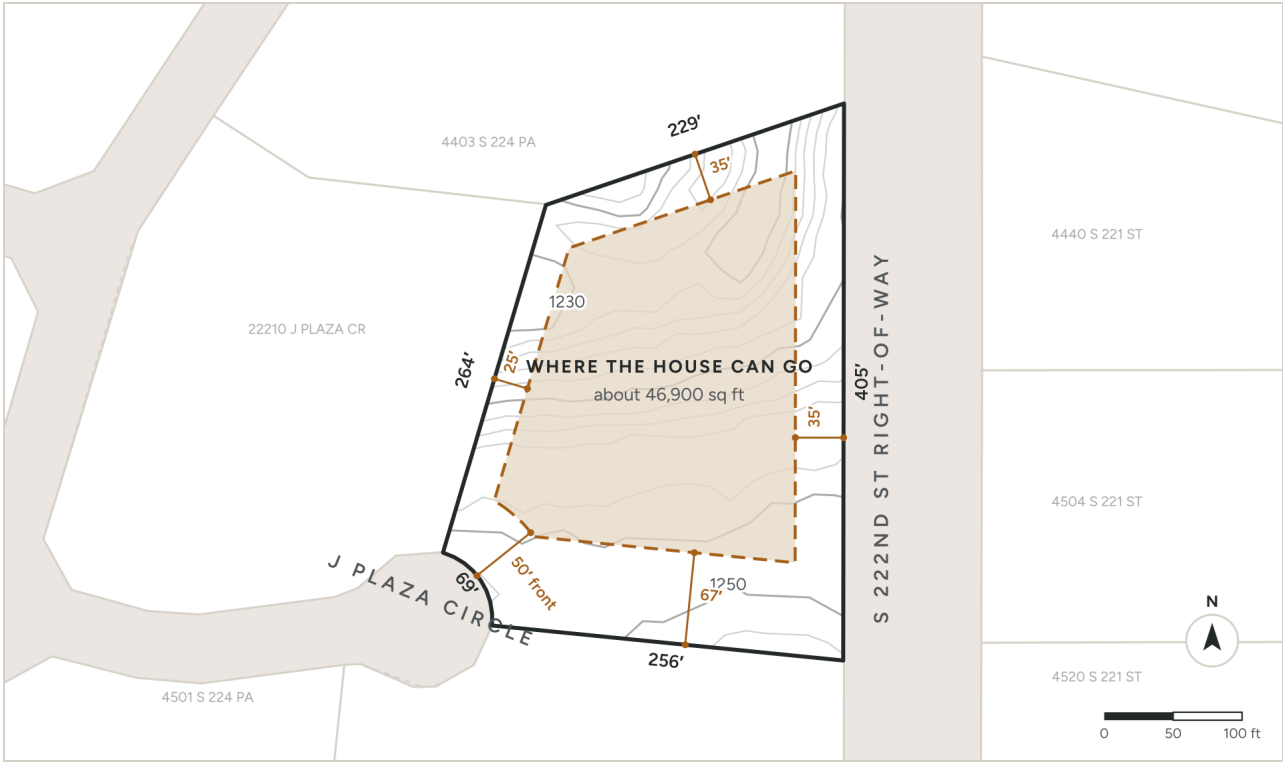
ADDRESS	22202 J Plaza Circle, Omaha, NE 68130
SIZE	2.05 acres (about 89,300 sq ft)
FRONTAGE	69 ft on the cul-de-sac, widening to 229 ft at the back
DEPTH	About 450 ft
SETTING	Cul-de-sac lot that opens into a deep, private back
LOT TYPE	Partial walkout; the ground falls about 17 ft from the cul-de-sac to the back
ZONING	DR, City of Omaha, plus Preserve II covenants
SCHOOLS	Gretna Public Schools

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

McNeil PARTNERS

ON THE SITE · PRESERVE II · LOT 34

A narrow cul-de-sac frontage that opens into one of the largest building envelopes in Preserve II.



Lot lines from Douglas County GIS, parcel 2029411066. Envelope redrawn from the TD2 registered survey (Dec 2025). 2-ft contours from USGS lidar, before grading. Checked Nov 21, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

Where the house can go

The recorded survey sets a building envelope of about 46,900 sq ft, 50 ft from the cul-de-sac and 25 to 67 ft from the other lines. Garages load from the side or rear; each home has its own septic system.

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