

A LOT TO CONSIDER

The Sanctuary · Lot 5

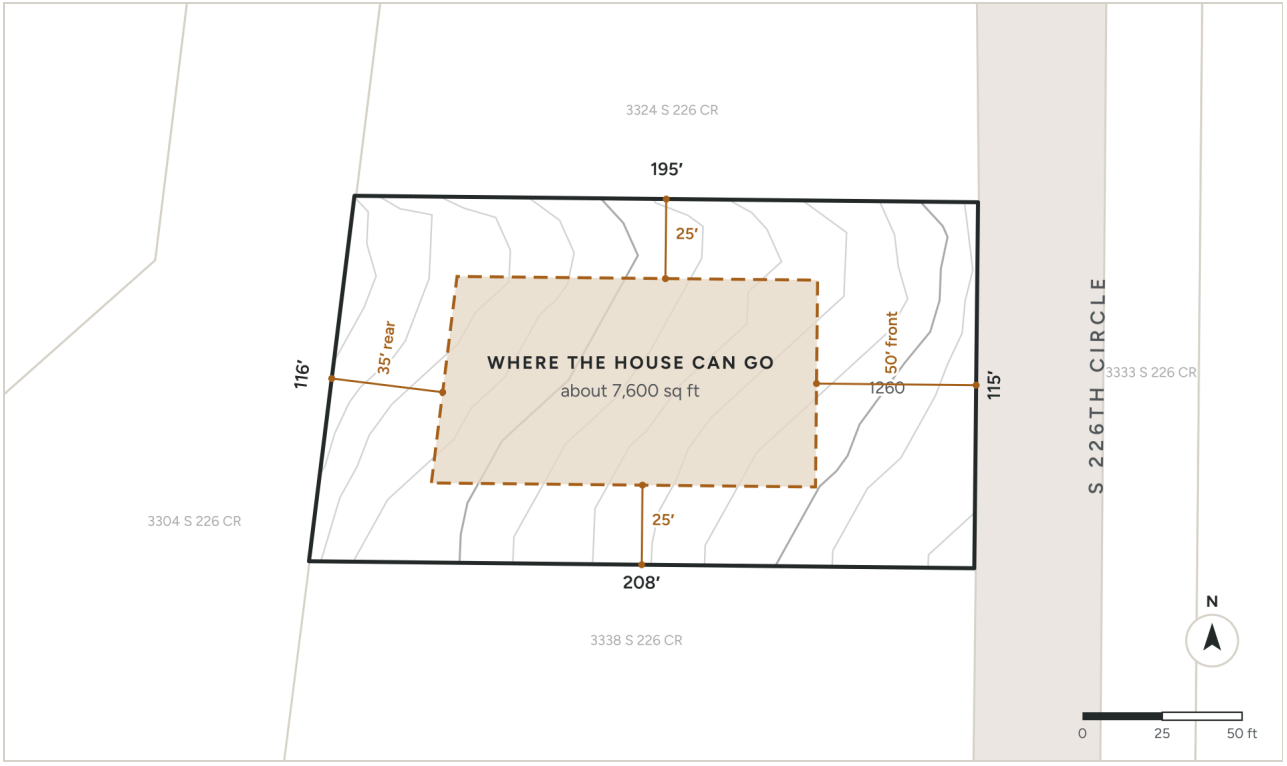
ADDRESS	3330 S 226th Circle, Omaha, NE 68022
SIZE	0.53 acres (about 23,200 sq ft)
FRONTAGE	115 ft on S 226th Circle
DEPTH	About 208 ft
SETTING	Among established homes, with mature trees to the west
LOT TYPE	Walkout; the ground falls about 18 ft from the street to the back
ZONING	R1, City of Omaha
SCHOOLS	Elkhorn Public Schools

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

McNeil PARTNERS

ON THE SITE · THE SANCTUARY · LOT 5

An open lot among established homes, falling toward mature trees at the back.



Lot lines from Douglas County GIS, parcel 2145830508. Setbacks from Omaha zoning (R1); neighborhood covenants not yet reviewed. 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 7,600 sq ft to place the house, with a footprint up to 25% of the lot (about 5,800 sq ft). Covenants may differ; we'll confirm them.

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