

A LOT TO CONSIDER

Westside · Loveland Lot 9

ADDRESS	1701 Ridgewood Avenue, Omaha, NE 68124
SIZE	0.61 acres (about 26,700 sq ft)
FRONTAGE	175 ft on Ridgewood Ave · 133 ft on Hickory St
DEPTH	160 ft along the east line; 205 ft along the south line
SETTING	Corner lot with mature trees on Loveland's established streets
LOT TYPE	Daylight lot; the ground rises about 12 ft from Ridgewood to the back
ZONING	R2 single-family, City of Omaha
SCHOOLS	Westside Community Schools

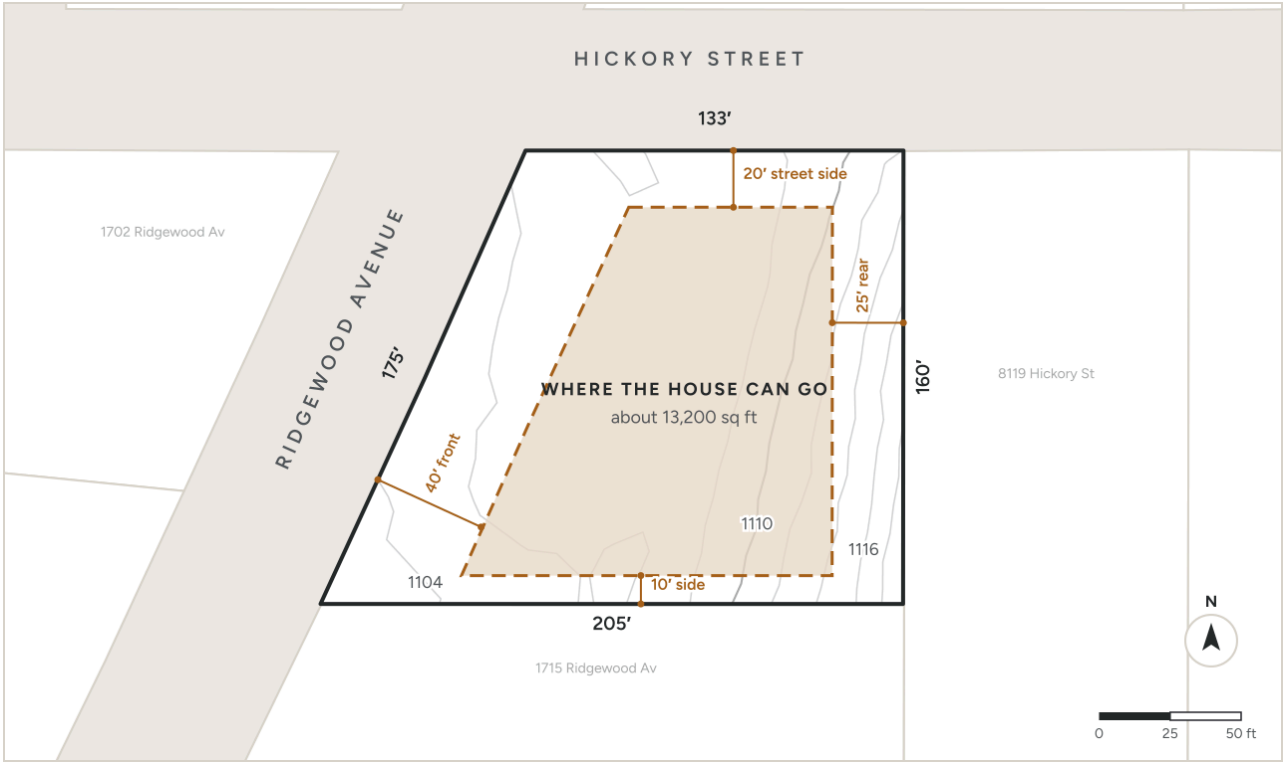
For visual purposes only. Nothing on this sheet is confirmed until a licensed survey is completed.

Westside · Loveland · November 2026

McNeil PARTNERS

ON THE SITE

A wooded corner in Loveland, with room for a home that steps down the slope toward Ridgewood Avenue.



Lot lines from Douglas County GIS, parcel 1637530000. Setbacks from the Omaha zoning code (R2). Contours every 2 ft from USGS lidar. Checked November 21, 2026. For visual purposes only; not a survey. Nothing is confirmed until a licensed survey is completed.

What the setbacks allow

40 ft on one street, 20 ft on the other, 25 ft at the rear and 10 ft at the side. That leaves about 13,200 sq ft for the house, up to 35 ft tall.

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