

The Ultimate
RELOCATION GUIDE
for
Omaha, Nebraska



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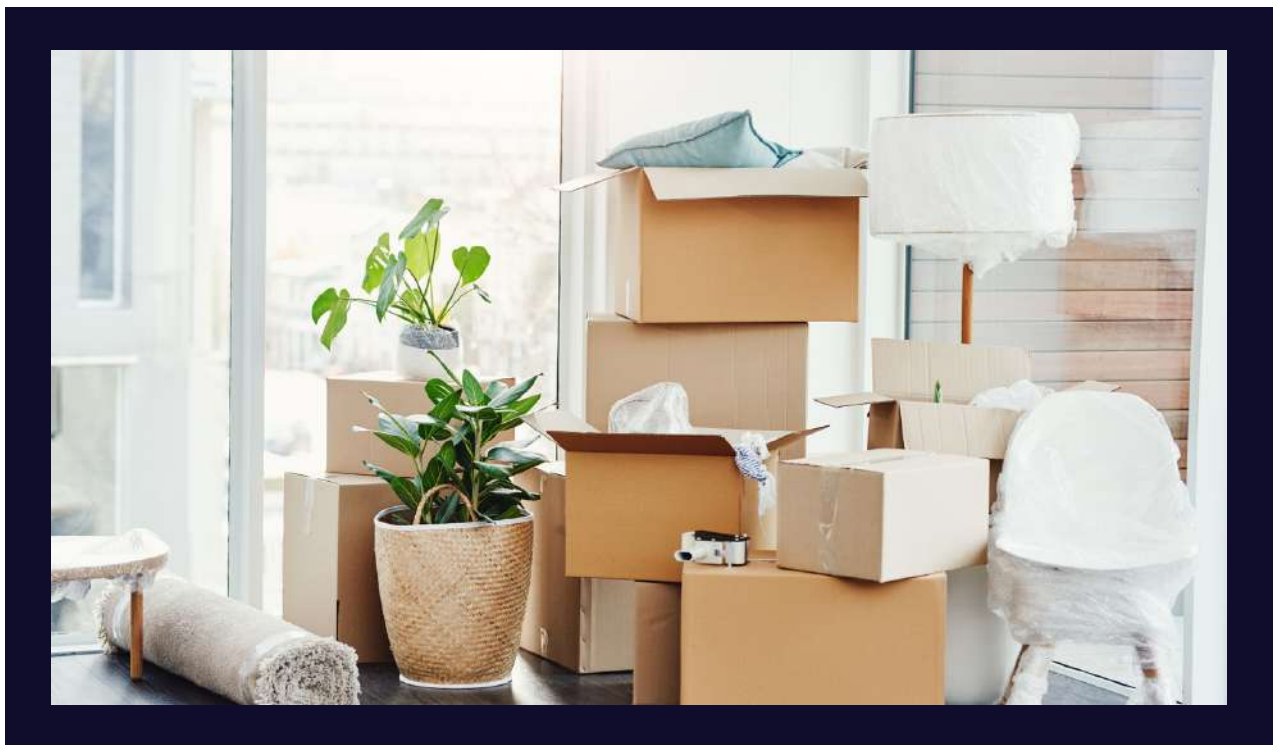
HOW TO USE THIS GUIDE

While this guide is jam-packed with information, there is so much more. Instead of making this a 100 page document, I included most of the high level things to know. I also added checklists to help you.

However, since I can't possibly include everything in a guide, if you are serious about moving, getting closer to the time to move, or are here for house hunting, please call me, and I can try and answer any specific questions you have.

While you CAN print this, I would recommend only printing what you need as it has colored photos and I would hate for you to waste all that paper!

Last;y, I do have a growing blog on my website, JulieSIsnroy.com, and you may find information there. Thank you and I hope this helps!



www.juliesisnroy.com



Hello! I'm Julie

I am an Air Force veteran turned real estate agent and I have lived in the area since 2018.

My goal is to provide top-notch service to all clients, leveraging my expertise in marketing, negotiation, and market analysis to efficiently sell your house at the best price possible. From crafting listings to managing the closing process, I'll be your trusted advisor every step of the way.

Whether you're a first-time seller or a seasoned homeowner, expect personalized attention and outstanding results. Let's work together for a seamless and rewarding selling experience.

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Relocating can be a difficult process, especially since you are not only moving to a new house, but to a city or state that is new to you as well. Buying a home is already a very overwhelming task, and relocating takes even more work.

There might be more steps to take before you can finally settle and relax in your new home, so you should prepare yourself for unexpected things that you might encounter along the relocation process.

WHY ARE YOU MOVING TO A NEW LOCATION?

Homeowners have different reasons when moving to a new location. Some of the main reasons include new job opportunities, getting married or to be near family, or to simply a different lifestyle.

Meanwhile, some people move to get away from problems they experience in their community such as frequent flooding or bad weather, high crime rates, no job opportunities, etc.



FACTORS TO CONSIDER WHEN MOVING TO A NEW LOCATION

Aside from the type and the price of the property, there are other things that you need to consider when moving to a new location. Here are just a few things that you need to check before you finalize your decision of moving to a certain location:

- Overall cost of living
- Job opportunities
- Daily commute and/or transportation
- Nearby schools, restaurants, hospitals, grocery stores, shopping, and other essential establishments
- Proximity to parks and other recreational areas
- Crime rate and safety
- Vibe of the community

OMAHA, NEBRASKA

Omaha, often called the "Gateway to the West," is in Nebraska, often referred to as a "fly-over state" as it is in the middle of America.

Omaha is Nebraska's largest city, located along the picturesque Missouri River. With a rich history dating back to its founding in the 19th century, Omaha has grown into a vibrant cultural and economic hub in the heart of the Midwest.



KEY HIGHLIGHTS



- Omaha boasts a diverse economy, with thriving industries including finance, healthcare, technology, and agriculture.
- Home to world-class museums, theaters, and music venues, Omaha offers a rich cultural scene that rivals cities many times its size.
- Known for its friendly residents and strong sense of community, Omaha welcomes newcomers with open arms and plenty of Midwestern hospitality.

Omaha captivates with its unique blend of attractions. The Old Market's cobblestone streets boast art galleries, boutiques, and eateries, offering a historic charm. The world-renowned Henry Doorly Zoo brings global wildlife encounters to the heartland. Baseball enthusiasts revel in the annual excitement of the College World Series.

Additionally, Omaha is the backdrop for the legendary investor, Warren Buffett, adding a distinguished note to the city's character. This mix of history, sports, and notable residents defines Omaha's uniqueness.



WHY CHOOSE OMAHA?

- **Affordability:** Experience more with less in Omaha, where the cost of living is pleasantly low compared to other major cities. This affordability enhances your lifestyle, enabling comfortable housing, dining, and entertainment options.
- **Job Opportunities:** With a diversified economy that includes finance, healthcare, government, and tech sectors, Omaha provides a fertile ground for professional development and career progression. It's an attractive city for those looking to advance or pivot in their career paths. e in between, making it a great place for anyone to call home.



- **Inclusive Community:** Omaha is celebrated for its inclusive and welcoming atmosphere. The city boasts top-tier educational institutions, safe neighborhoods, and a variety of activities catering to singles, families, and everyone in between, making it a great place for anyone to call home.
- **Quality of Life:** Residents of Omaha enjoy a vibrant cultural scene, expansive parks, and friendly community vibes. The city's commitment to culture, recreation, and community engagement offers a rich and satisfying quality of life to people of all ages and interests.



FOUR THINGS BUYERS DON'T EXPECT WHEN RELOCATING

Since most home buyers are focused on evaluating the property and how to get a good deal when purchasing a new home, there are some items that they tend to overlook. It is mostly the things that they need to do in moving. As a quick guide, here are four things buyers don't expect when relocating:

1. YOU'LL NEED MORE TIME TO PLAN YOUR RELOCATION

If you think relocation is just simply moving your belongings from one location to another, you are absolutely wrong. There are still a lot of things that need to be done when relocating.

Hence, you need to allot enough time to accomplish everything that needs to be done. Even finding a credible moving company isn't as easy as you think it is. You'll need to check reviews, do your research, make sure that the moving company is licensed, insured, and trustworthy.

Insurance is important especially if you are moving to a location that's far from your current home. It would be more ideal to ask for recommendations from your friends and relatives who had first-hand experience with these movers.

Aside from looking for a credible moving company, you need to take time to fix your stuff, declutter, and pack your belongings. You need to schedule your moving day ahead of time and ensure that everything is settled and ready by then.

Take note that the moving rates also vary depending on your move date. Peak moving season rates are usually higher so it would be better to strategize on choosing the best move date for you.





2. THERE'S A LOT TO ACCOMPLISH IN YOUR CURRENT HOME PRIOR TO MOVING OUT

Planning for your moving doesn't only consist of the things that you need to do during your moving day. It is also about settling all loose ends in your current home. Clean your current home for the people who are moving in. As a new occupant, you would want your new home to be clean when you move in so make sure to do it in your current home as well.

Contact your utility service providers to let them know that you are moving. Lastly, notify important people about your change of address. You wouldn't want billings and personal letters to be delivered to the wrong address.

3. THE MOVING COMPANY MIGHT HAVE A "NON-ALLOWABLES" LIST

There will always be some items that the moving company won't allow to be included. Usually, their non-allowables consist of sensitive, flammable, and fragile items such as guns and ammo, power equipment, liquor, cleaning supplies, plants, and perishable food.

These are items that can be damaged and/or can inflict damage to your other items or to the moving truck. Make sure to check the non-allowables from your moving company so you won't have any problems during your moving day.

4. SOME OF YOUR FURNITURE WON'T FIT THE NEW HOME'S MEASUREMENTS

If you are bringing appliances and furniture with you, make sure to take a look at the blueprint of your new home. Measure all interior spaces and check if your furniture and appliances will fit the space. This will let you know what big items can be brought and what items need to be disposed of.

If you know where your belongings will fit in your new home, it will also make moving a lot more convenient for you as you can direct your movers where exactly to place them when they bring them into your new home. No need for you to rearrange everything by yourself.



3 TIPS FOR A HASSLE-FREE RELOCATION

1. BOOK A REPUTABLE MOVING COMPANY

When moving houses, make sure to choose a moving company that's certified. You are trusting them with all your belongings so you need to make sure that they have the proper credentials. A known moving company might be more expensive, but the cost will be worth it if they know how to properly handle your things. You also need to make sure that they'll be reliable for anything missing or broken.



2. DECLUTTER IN ADVANCE

Let's be real. You don't need to bring all your things when moving. Once you make plans to relocate, stop buying new things and start decluttering your old things. You have many options: sell your things online, give some old stuff away, or throw away things that are unusable. There are some items that will be cheaper if you just buy it when you are settled in your new home than to bring it with you. Your move will be easier if you lessen your things to include only the essentials.

3. CREATE A PACKING PLAN

Packing your things might be where most of the ground work lies. If you create a packing plan in advance, this task will be made so much more efficient and your things will be more organized. Do your research to know the best ways to pack your things. Invest in quality moving boxes, tapes, markers, bubble wraps, to make sure that your things will be secure and safe during the move.

NEIGHBORHOODS OF OMAHA METRO

Omaha Metro, with its vibrant array of neighborhoods and surrounding cities, offers a diverse living experience that caters to various lifestyles, preferences, and needs. From the bustling streets of Downtown Omaha to the tranquil “suburbs” of Papillion, Elkhorn, or Gretna, this guide will help you navigate the distinct characteristics of each area to find your perfect home.

OMAHA URBAN VIBES

DOWNTOWN/MIDTOWN OMAHA

- Vibe: Urban, dynamic, and the heart of the city's nightlife and cultural scene.
- Living: A mix of modern apartments, condos, and historic buildings.
- Highlights: Old Market district, Joslyn Art Museum, Omaha Children's Museum, Blackstone

AKSARBEN (NEBRASKA SPELLED BACKWARDS)/ELMWOOD PARK

- Vibe: Young and energetic, popular among students and young professionals.
- Living: A blend of affordable housing options, from apartments to townhomes.
- Highlights: Aksarben Village, Elmwood Park, Baxter Arena.

BENSON

- Vibe: Artsy and eclectic, with a strong sense of community and a vibrant music scene.
- Living: Charming, older homes with unique character.
- Highlights: Benson First Friday, Maple Street Concert Series.

DUNDEE

- Vibe: Historic and quaint, with a tight-knit community feel.
- Living: Beautifully preserved homes, many from the early 20th century.
- Highlights: Memorial Park, Dundee Theater, Underwood Avenue's dining.



OMAHA SUBURB VIBES

If you are interested in living in a more suburb type community. Although, not all of these are true suburbs of Omaha, but separate cities, the sprawl has just made it easier to consider them suburbs. They are all part of the Omaha metro area. Aside from these mentioned below, you can also find areas even a little more rural like Springfield, Plattsmouth, Blair, etc.

BELLEVUE

- Vibe: Quiet and family-oriented, with a strong military presence due to Offutt Air Force Base.
- Living: A mix of housing from affordable to upscale, many with impressive views.
- Highlights: Fontenelle Forest, Bellevue Berry Farm, near Offutt Air Force Base.

PAPILLION

- Vibe: One of the top places to live in America, known for its excellent schools, parks, and family-friendly activities.
- Living: Newer subdivisions and developments, with a range of options from mid-level to luxury.
- Highlights: Werner Park, Papio Fun Park, Halleck Park, Papio Trail



GRETNA / WEST OMAHA

- Vibe: Small-town charm with a close-knit community, rapidly growing.
- Living: Newly built homes in family-oriented neighborhoods.
- Highlights: Nebraska Crossing Outlets, Vala's Pumpkin Patch, NEW Water Park

ELKHORN / NORTHWEST OMAHA

- Vibe: Once a separate town, Elkhorn maintains an independent spirit with a mix of old and new.
- Living: Rapid growth area, with many new homes and communities.
- Highlights: Elkhorn River for outdoor activities, Indian Creek Golf Club, Village Pointe Shopping Center, Zorinsky Lake Park

COST OF LIVING IN OMAHA

The Omaha Metro area, encompassing cities like Bellevue, Papillion, La Vista, Gretna, and others, offers an attractive cost of living that draws people from all walks of life. Known for its affordability, Omaha provides a high quality of life without the financial strain experienced in many other urban centers. Depending on what part of town, you live in, costs can get higher though.

HOUSING

- **Average Home Prices:** In Omaha, home prices range from \$250,000 to \$300,000 on average, but this varies widely across different neighborhoods and surrounding cities.
- **Renting:** The average rent for a one-bedroom apartment is about \$900, with variations based on location and amenities offered.
- **Surrounding Cities:** In cities like Papillion, Elkhorn, or Gretna, housing prices can be slightly higher due to the demand for newer homes and amenities. However, these areas still offer great value for the investment.
- If you think you will be here for awhile or you can't find what you are looking for, you can always do a new build.
- If you are interested in base housing if being stationed at Offutt AFB, please check out [Rising View Communities](#).



PROPERTY TAXES

One of the key considerations when purchasing property in the Omaha Metro area is the property tax rate. Nebraska has one of the higher property tax rates in the country, with the Omaha Metro area averaging around 2% of a home's assessed value per year.

COST OF LIVING IN OMAHA

UTILITIES

Monthly Costs: On average, utilities for a 2 bedroom apartment are about \$125 per month. For a single family home, it can vary, depending on the size of your home, but plan on \$200-300, which includes electricity, heating, cooling, water, and trash service.

Internet/Cable: A decent broadband connection typically adds around \$60-\$70 to monthly expenses, but just like anywhere this will depend on what services you have when it comes to your cable costs. Two of the major Internet providers here are Cox and Verizon, although there are a few more.

GROCERIES

Omaha: The cost of groceries in Omaha is generally in line with national averages, making it affordable to feed yourself and your family. A typical grocery bill for a family of four in Omaha ranges from \$1300 to \$1800 per month, depending on dietary preferences and eating habits.

Suburbs and Surrounding Areas: Grocery prices in the suburbs and surrounding areas of the Omaha metro area may be similar to those in the city of Omaha, with some variation depending on the availability of stores and the cost of living in each area.

*Data from Move.org, RentCafe.com, LivingCost.org

DINING

Omaha provides culinary options that surprises many with its diverse dining scene. From sizzling steaks that honor Nebraska's rich cattle ranching heritage to innovative farm-to-table experiences showcasing local produce, Omaha caters to every palate.



Its metro area is a melting pot of flavors, where one can find everything from authentic Mexican taquerias in South Omaha to cozy, upscale bistros in the Old Market district.

The cost to eat out can vary wildly depending on dining choices, but know you have options from food trucks to high-end steak houses, depending on your budget!

COST OF LIVING IN OMAHA - OTHER

HEALTH CARE

Healthcare costs in Omaha are generally lower than national averages, making quality healthcare accessible and affordable for residents.

The presence of world-class hospitals and healthcare facilities ensures that residents have access to a wide range of medical services and specialists.



Health insurance premiums and out-of-pocket expenses may vary depending on coverage options and individual healthcare needs. Offutt AFB has a full clinic with specialty and dental services for military and retirees.

ENTERTAINMENT AND RECREATION

Omaha offers a wide range of entertainment and recreational activities at affordable prices, catering to diverse interests and lifestyles. From Farmer's Markets to parks and museums, there is plenty to keep you entertained here, and many of these things are free, like the multiple outdoor recreation spots!



Many of the museums have annual memberships, helping you save costs. The zoo also has an annual drive early in the season to attract members.

There are plenty of free or low-cost options for residents to enjoy, but Omaha also has multiple theaters and bars to keep you entertained as well.

JOB MARKET

The job market in the Omaha metro area is dynamic and diverse, offering a wide range of opportunities across various industries.

From Fortune 500 companies to government agencies and small businesses, Omaha provides ample employment opportunities for professionals of all backgrounds and skill levels.



In the Omaha metro area, the economy is bolstered by several major employers spanning various industries.

Companies like Berkshire Hathaway and Mutual of Omaha dominate the finance and insurance sectors, while Union Pacific Railroad maintains a strong presence in transportation and logistics.

Offutt Air Force Base serves as a major military installation, offering employment opportunities in defense and aerospace.

Additionally, First National Bank, CHI Health, Conagra Brands, PayPal, LinkedIn, and Google contribute to the region's economic vitality with positions in banking, healthcare, food manufacturing, technology, and more.

- In addition to major employers, the Omaha metro area is home to a diverse range of industries and businesses, including healthcare, education, manufacturing, technology, retail, and hospitality.
- From entry-level positions to executive roles, Omaha offers job opportunities for professionals of all experience levels and backgrounds.
- Job seekers can find employment opportunities in a variety of fields, including accounting, finance, defense, information technology, engineering, marketing, human resources, and more.

Omaha offers a diverse selection of educational opportunities, including public, private, charter schools, and higher education institutions, ensuring access to quality education for students of all ages. Please research to find the best fit for your family.

EDUCATION AND SCHOOLS

PUBLIC SCHOOLS

Omaha Public Schools (OPS) is the largest district, serving over 50,000 students across more than 80 schools, with a focus on academic excellence and diversity.

Suburban districts like Millard, Elkhorn, Papillion-La Vista, and Westside also provide strong academic programs and supportive communities. Check out GreatSchools or click on the links below.

- [Bellevue Public Schools](#)
- [Elkhorn Public Schools](#)
- [Gretna Public Schools](#)
- [Millard Public Schools](#)
- [Omaha Public Schools](#)
- [Papillion / LaVista Schools](#)
- [Plattsmouth Community Schools](#)
- [Ralston Public Schools](#)
- [Westside Community Schools](#)

PRIVATE AND CHARTER SCHOOLS



Omaha's private schools offer alternative educational options, including religious-affiliated and independent schools like Creighton Preparatory School and Duchesne Academy of the Sacred Heart.

Charter schools provide tuition-free, independently operated options with innovative programs and small class sizes, such as Omaha Virtual School and Nelson Mandela Elementary.

HIGHER EDUCATION

Omaha is home to a diverse array of colleges and universities, each offering unique educational experiences across a spectrum of disciplines. The city's higher education institutions range from large research universities to smaller colleges that emphasize liberal arts and specialized programs.

UNIVERSITIES AND COLLEGES

- University of Nebraska at Omaha (UNO): A public university known for its strong business, IT, and education programs, with significant community engagement and research initiatives.
- Creighton University: A private, Jesuit university with comprehensive programs in the arts and sciences, business, law, and health sciences, including a renowned medical school.
- Metropolitan Community College (MCC): Offers a wide range of associate degree and certificate programs, focusing on vocational training and continuing education.
- Nebraska Methodist College: An institution focused on health sciences, providing degrees in nursing, medical imaging, respiratory therapy, and surgical technology.
- Bellevue University: Known for its adult learning programs, Bellevue provides undergraduate and graduate degrees, emphasizing real-world skills and online education.



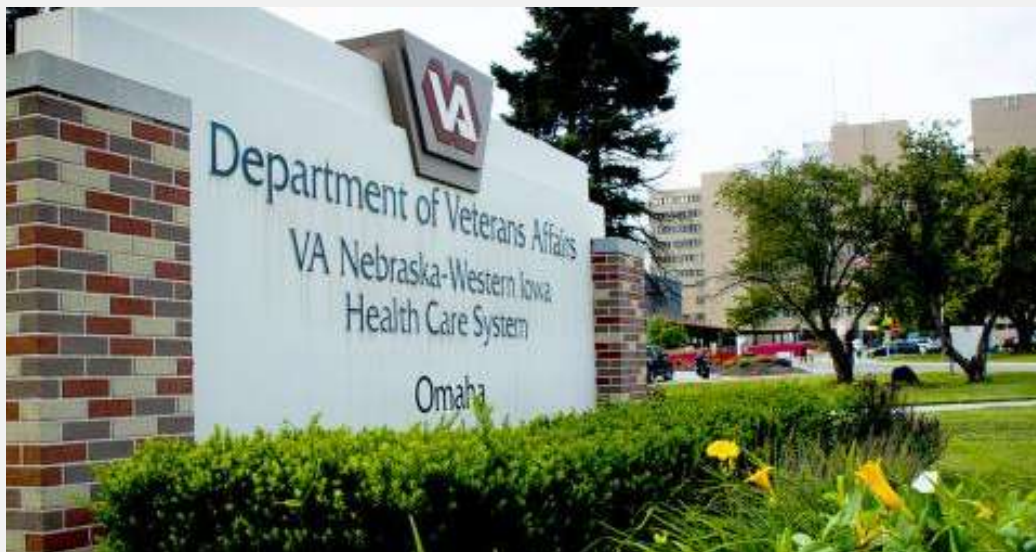
- College of Saint Mary: A Catholic university primarily for women, offering programs in health and human services, education, and liberal arts.
- Clarkson College: Specializes in health care education, offering programs in nursing, medical imaging, physical therapy, and healthcare business management.

HEALTHCARE FACILITIES

The Omaha metro area is home to a robust healthcare system, offering a wide range of medical services and facilities to residents. From top-ranked hospitals to specialized clinics, Omaha provides high-quality healthcare options for individuals and families.

HOSPITALS AND CLINICS

- Omaha is served by several major hospitals, including Nebraska Medicine, CHI Health, and Methodist Health System, and Veteran's Medical. These hospitals offer comprehensive medical services, including emergency care, surgery, and specialized treatments.
- In addition to hospitals, Omaha is home to numerous clinics and medical centers specializing in various fields, including primary care, pediatrics, oncology, and orthopedics.
- Children's Hospital & Medical Center is dedicated to pediatric care, offering specialized services for children and adolescents, including pediatric surgery, oncology, and cardiology.



SPECIALIZED CLINICS

- Omaha also provides specialized care centers for mental health, rehabilitation, and senior care. Facilities like the University of Nebraska Medical Center (UNMC) offer comprehensive mental health services, while Madonna Rehabilitation Hospitals specialize in rehabilitation programs.

THE DINING SCENE

The Omaha metro area boasts a vibrant food scene that caters to all tastes, from gourmet dining to casual bites. The metro area's dynamic food scene offers a ton of dining options, from steakhouses to food trucks. Whether you're seeking a gourmet experience or a quick meal, you'll find an impressive variety! Below is just a small sample, as this could be an entire guide itself! Reach out or follow my blog for some of my faves.

- **STEAKHOUSES:** Of course, MANY to choose from here in Omaha. Enjoy top-notch dining at J. Gilbert's, indulge in the upscale ambiance of 801 Chophouse, or savor the old-world charm of "Brother Sebastian's."
- **FARM-TO-TABLE:** Savor creative dishes at The Grey Plume, enjoy the cozy ambiance of Kitchen Table, or head out to Gather for a fresh, seasonal menu.



- **FOOD TRUCKS:** Sample Italian staples from La Casa Pizzeria Mobile, sustainable foods from Mobile Grace Cafe, or explore local brews and bites at Taps and Trucks.
- **CASUAL DINING:** Block 16 offers innovative, locally-sourced fast food, and Stella's is famous for its legendary burgers. There are endless places throughout town to meet your tastebuds!
- **ETHNIC DINING:** Take part in a wide array of ethnic food that exemplifies Omaha's rich culture and welcoming spirit. Enjoy Japanese at Kobe Steakhouse and Hiro 88, or Thai favorites at Salween Thai and Thai Spice. Sample authentic Mexican at Taqueria Tijuana and El Dorado, and savor Italian dishes at Lo Sole Mio and Avoli Osteria.
- **PIZZA, TACOS, BBQ, & BURGERS:** This is probably where Omaha metro has a wide array of options. There are so many to choose from, I won't even mention where to begin. I highly recommend following Facebook foodie groups to get the most up to date favorites, not only for these casual options, but for all the food choices mentioned above.

OTHER CONSIDERATIONS

We have already covered a lot in this guide, but this last section will focus on the weather, traffic, and crime as those are all important topics to consider while moving to the Omaha metro area.

WEATHER

In Omaha, weather patterns are characterized by distinct seasonal changes and occasional extremes, with summers bringing warm temperatures and frequent thunderstorms, while winters are cold and snowy with blustery winds exacerbating the chill. Spring and fall offer transitional periods marked by fluctuating temperatures and allergy season.

Notably, wind plays a significant role in Omaha's weather, most of the year. These weather dynamics require residents and visitors to adapt and prepare accordingly.

TRAFFIC

Overall, traffic in Omaha as a whole is not horrible, compared to other major metro areas. However, during peak travel times on major highways like Interstate 80 and arterial roads such as Dodge Street, there will be some congestion.

Since there is little in ways of public transportation, everyone drives. Understanding and planning for traffic factors are essential for a seamless experience.

CRIME

Crime rates can vary across different neighborhoods and communities within the Omaha metro area, and it's essential for residents and potential newcomers to conduct thorough research to understand the safety and security of their chosen location.

Resources such as local police department websites, crime mapping tools, and community forums can provide valuable insights into crime trends and safety measures in various areas of Omaha.

IN SUMMARY

Congratulations on your decision to relocate to Omaha! In this guide, we've covered much of what you need to know to make your move smooth and successful. Omaha has a lot to offer and this guide provides an introduction to this city.

From exploring the diverse neighborhoods and suburbs to understanding the education system and healthcare facilities, we've provided insights into life in the Omaha metro area. You'll also find tips on navigating the weather, traffic, and dining scene, as well as advice on researching crime rates for your safety and peace of mind.

As you embark on this exciting journey, remember that Omaha offers endless opportunities for growth, exploration, and connection. We're thrilled to welcome you to our vibrant community, and we wish you the best of luck as you begin your new chapter in Omaha!





Your relocation will surely be a smoother process when you prepare and plan ahead.

Learn to anticipate the unexpected things you might encounter during relocation to Omaha so you can avoid any problems and inconveniences on your part.

When you take your time to do research, plan ahead, and do the necessary steps for a hassle-free relocation, you'll surely be one step closer to living in your dream home. As your resource, please reach out to me with any questions. Thank you and we look forward to having you!

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