

2024 EDITION

LOCAL'S GUIDE

TO OMAHA LIVING



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A LITTLE ABOUT ME

With almost a decade of experience in the Omaha real estate market, I have a deep understanding of the local market and the needs of my clients. Whether you're looking to buy, sell, or invest in real estate, I'm here to help you achieve your goals.

Moving to Omaha in 2012, I've seen this city evolve and embrace new faces while maintaining that local-first, laidback charm. In this guide, I look forward to sharing what makes Omaha such a special place to call home. Shall we?!]



A FEW OF MY OMAHA FAVORITES

ON A SATURDAY...

You can find me going for a walk in the hills of Benson, followed by a bike ride down the Keystone Trail and a bite to eat at Block 16

BEST COFFEE

There's just something about the way Hardy Coffee Shop creates the perfect cup every time. My go-to is the americano with milk

BEST VIEWS

One thing Omaha is famous for? The views! I love watching sunrise at The RiverFront and sunset at Pitch Pizza or Mahoney State Park

MOST UNIQUE

Omaha is home to some very unique and quirky businesses. One of my favorites is Hollywood Candy. A great place to bring friends!

GET TO KNOW OMAHA

QUICK FACTS

- Largest city in Nebraska
- Named the “Gateway to the West” for its role in the expansion of the US in the 19th Century
- Locals enjoy sports, live music, and outdoor activities

DEMOGRAPHICS

- 983,969 residents (2024 estimate)
- Median age: 36.3 years
- 37% have college degrees
- \$79,634 Median Household Income

DESIGNATIONS

- Zoo awarded USA Today’s best zoo award ‘23, ‘24.
- Home of the Men’s College World Series





OMAHA FAQs

COST OF LIVING

Several sources pin Omaha at 7-10% below the national average.

Median home price is roughly \$280,000 in 2024.

TRAFFIC

Everything in the Omaha area is "20 minutes away". Interstate 80 splits the city north and south with I-680 splitting east and west.

JOB MARKET

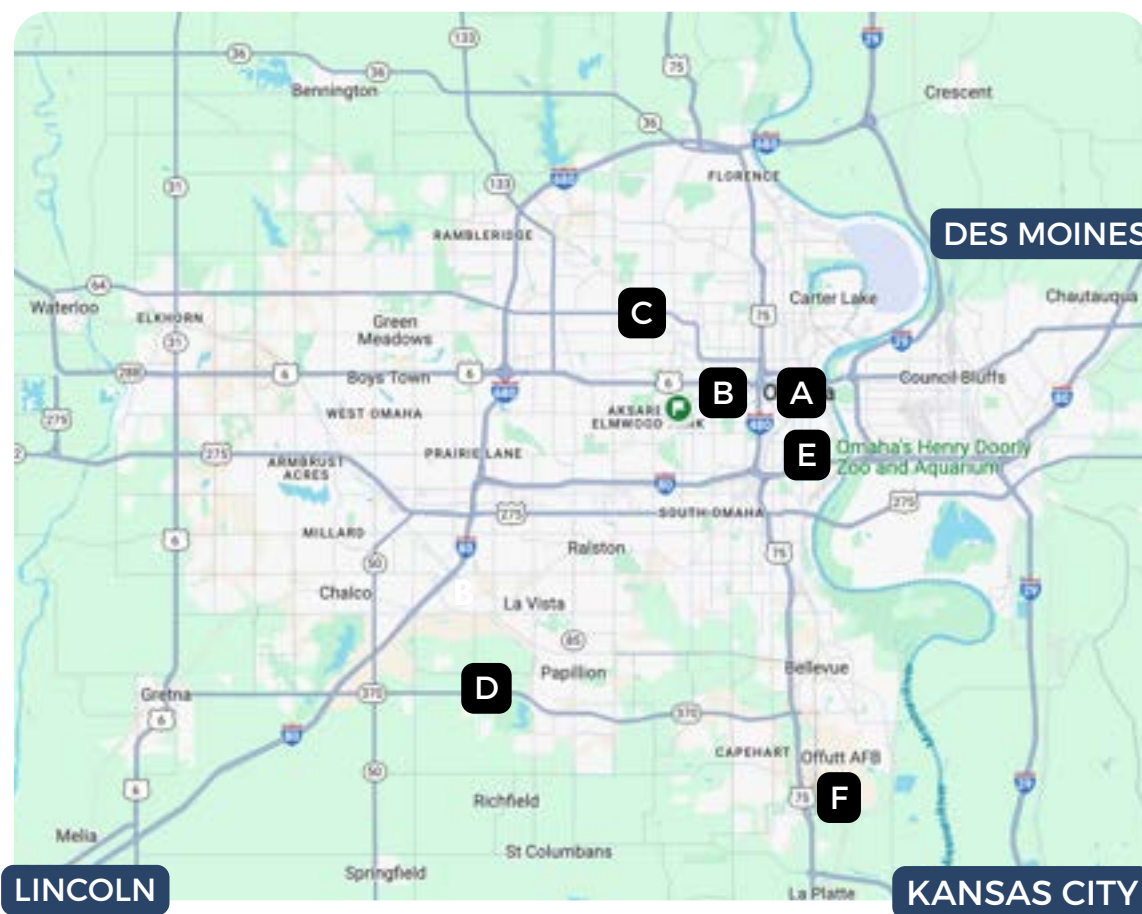
Omaha is home to four Fortune 500 companies. The strong job market has seen growth in the tech sector in recent years.

COMMUNITY RESOURCES

Home to Berkshire Hathaway, the shareholder meeting every May attracts a wide range of businesses and people to the city.

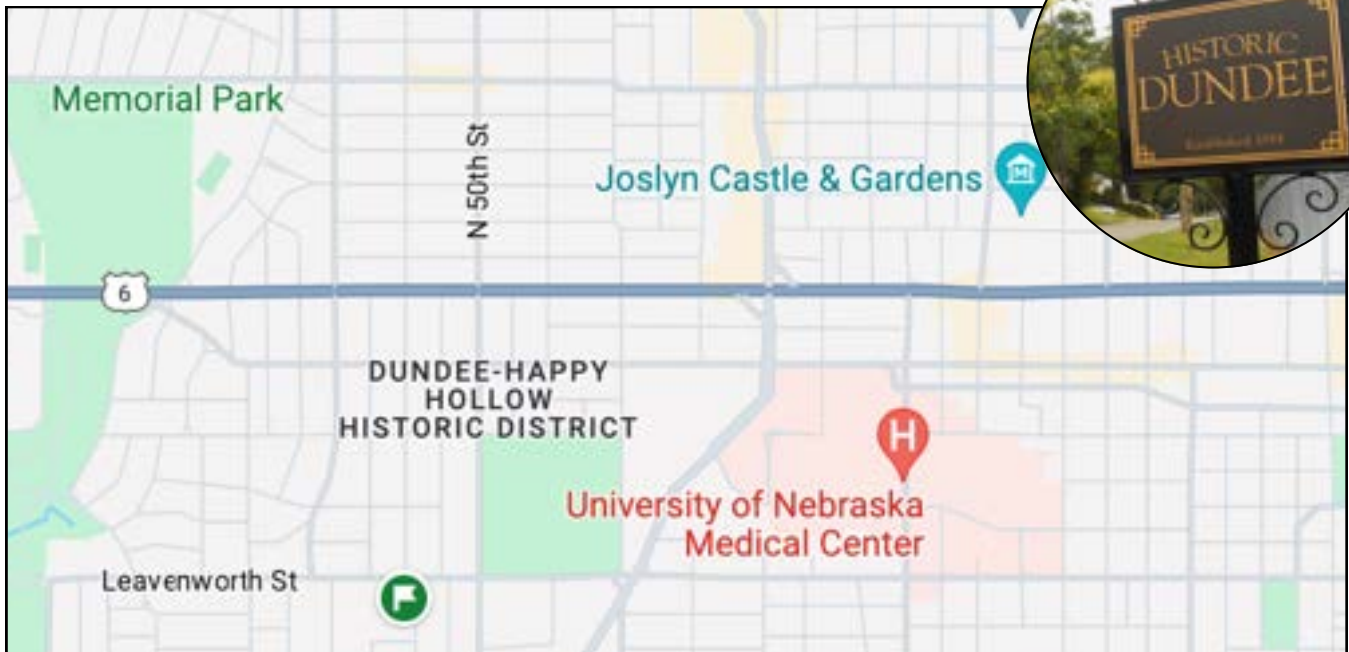
OMAHA AT A GLANCE

Omaha has something for everyone. From a vibrant downtown scene to quieter family neighborhoods, you are guaranteed to find an area you love. One feature you'll find throughout Omaha? Parks & green spaces – they're sprinkled throughout the city!



- A** Vibrant Downtown: Old Market, The RiverFront, The Capital District
- B** Mid-Town: Restaurants, Nightlife, Live Music
- C** Benson: Restaurants, Nightlife, Live Music
- D** Werner Park, home to the Omaha Storm Chasers (KC Royals Minor League)
- E** Henry Doorly Zoo and Aquarium. Top rated in US
- F** Offutt Air Force Base

WELCOME TO THE NEIGHBORHOOD: DUNDEE-HAPPY HOLLOW



KEY CHARACTERISTICS

- Diverse architectural styles— Queen Anne, Colonial Revival, Craftsman
- Originally a streetcar suburb of Omaha
- Walkable neighborhood with a vibrant entertainment district
- Known for beautiful homes, mature trees, and strong sense of community
- Close proximity to UNMC, UNO, Downtown

ZIP CODE

68132, 68106

AVG. PRICE

\$400K-\$900K

SCHOOLS

Omaha Public Schools, Brownell Talbot

PRICE/SF

\$190/sqft

WELCOME TO THE NEIGHBORHOOD: ZORINSKY LAKE AREA



KEY CHARACTERISTICS

- All neighborhoods are within walking distance to the lake
- Several price points of homes
- Close to shopping, restaurants
- Easy access to lake trails and connector trails

ZIP CODE

68130, 68135

AVG. PRICE

\$300K-\$700K

SCHOOLS

Millard Public, Skutt Catholic

PRICE/SF

\$150/sqft

OMAHA COFFEE & BAKERIES

COFFEE

- Scooters Coffee Kiosks
- Hardy Coffee
- Stories Coffee
- Archetype Coffee
- Myrtle & Cypress
- Village Grinder
- Cafe Postale
- Dundee Double Shot

BAKERIES

- Sweet Magnolias Bake Shop
- Orsi's Bakery
- Le Petit
- Lithuanian Bakery
- Kolache Factory
- Pettits Pastry
- Le Quartier Bakery & Café
- International Bakery



OMAHA BREAKFAST & LUNCH

BREAKFAST

- Saddle Creek Breakfast Club
- Shirley's Diner
- Early Bird
- Good Evan's
- Lisa's Radial Cafe
- Farm House Cafe
- Harold's Koffee House
- Sunny Side

LUNCH

- Block 16
- Dirty Bird
- Kitchen Table
- Acadian Grille
- Omaha Tap House
- Blue Sushi
- The Stokin' Goat
- Tracks Lounge



OMAHA DINNER

UPSCALE

- The Drover
- 801 Chophouse
- The Salted Edge
- V Mertz
- M's Pub
- Le Voltaire
- Boiler Room
- Avoli Osteria

CASUAL

- Taco Co.
- Blackstone Meatball
- Gather in Omaha
- Mouth of the South
- Timber Wood Fire Bistro
- Mula
- Railcar
- 402 Eat + Drink



OMAHA DINNER

DINNER - KID FRIENDLY

- Spaghetti Works
- Mama's Pizza
- Stella's Bar and Grill
- La Casa
- Fernando's
- Amazing Pizza Machine
- Bronco's
- Flagship Commons

DINNER - UNIQUE

- Alpine Inn
- Runza
- Yoshitomo
- Barchen
- Around the Bend Steakhouse
- Inner Rail Food Court
- Brother Sebastian's
- Edge of the Universe



OMAHA SWEETS

ICE CREAM

- Coneflower Creamery
- Ted and Wallys Ice Cream
- Zesto Ice Cream
- Dairy Chef
- Graley's
- eCreamery
- Christy Creme
- Mrs. T's Dari Creme

NOT ICE CREAM

- Sugar Makery
- Eileen's Cookies
- Jone's Bros Cupcakes
- Nothing Bundt Cakes
- Brownie Bar
- Square Donut
- Sugared Ledge
- WD Cravings



OMAHA ADULT BEVERAGES

BREWERIES

- Kros Strain
- Benson Brewery
- Infusion Brewery
- Pint 9 Brewery
- Scriptown Brewing
- Brickway Brewery
- Lucky Bucket
- Zipline Brewing

COCKTAILS & EXPERIENCES

- The Cottonwood Room
- The Wicked Rabbit
- The Green Onion
- Herbe Sainte
- The Berry and Rye
- Mercury
- Alice
- The Stuffed Olive



THINGS TO DO IN OMAHA

OUTDOORS

- Stroll through Memorial Park
- College World Series
- Check out the RiverFront
- Smash Park
- Walk around Lake Zorinsky
- Shopping at Nebraska Crossing Outlets
- Rooftop bar at Little Ricky's
- Bike ride down the Keystone Trail
- Picnic at Gene Leahy Mall

INDOORS

- Lauritzen Gardens
- Joslyn Art Museum
- Durham Museum
- The Luminarium
- Omaha Public Library Downtown Branch
- Holland Center
- Oakview Plaza 14 Theatre
- Shopping at Nebraska Furniture Mart



THINGS TO DO IN OMAHA

KIDS

- Children's Museum
- Discovery Center at Mahoney St. Park
- Wildlife Safari Park
- Henry Doorly Zoo and Aquarium
- Gene Leahy Mall
- Durham Museum
- Hollywood Candy
- Fontanelle Forest

TEENS

- Luminarium
- Urban Air Trampoline Park
- Bemis Center for Contemporary Arts
- Catch a band at the Slowdown
- Entrap Escape Room
- TreeRush Adventures at Fontanelle Forest
- Joe's Karting
- Dave & Busters



WORKING OUT IN OMAHA

YOGA / PILATES / BARRE

- One Tree Yoga East
- Power Life Yoga Barre Fitness- Blackstone
- Sound Method Yoga
- Core 10 Pilates
- Pure Barre
- YMCA of Greater Omaha

GYM / WEIGHTLIFTING / HIIT

- Life Time Fitness
- Genesis Health Clubs
- YMCA of Greater Omaha
- West O Fitness
- Orangetheory Fitness
- CrossFit Omaha



DOG-FRIENDLY OMAHA

PARKS

- Hefflinger Park
- Chalco Hills
- Gene Leahy Mall
- Hanscom Dog Park
- Aksarben Dog Park
- Walnut Creek Dog Park

ESTABLISHMENTS

- Omaha Dog Bar
- Bärchen Beer Garden
- Hardy Coffee Benson
- Archetype Coffee Little Italy
- Backlot Taphouse
- Dundee Cork and Bottle

RECURRING EVENTS

FIRST FRIDAYS

Benson First Fridays check out bffomaha.org for more info.

FARMER'S MARKETS

There are several farmers markets in the Omaha area, typically held on weekends May–October

ANNUAL FESTIVALS

Several Suburb's have summer festival events with parades, beer gardens, dances, etc.

SEASONAL EVENTS

Two of my favorite seasonal events are Junkstock and Vala's Pumpkin Patch





WEEKEND ITINERARIES

FOR THE ADVENTURER

Visit the OVC Climbing Wall at the UNO campus and hit up ziplining at TreeRush Adventures or Mahoney State Park

FOR THE FOODIE

Saddle Creek Breakfast Club for breakfast, Block 16 for Lunch, Omaha Prime for a steak dinner, and then Coneflower Creamery for ice cream.

FOR THE LEISURE LOVER

Coffee at Hardy Coffee downtown, stroll over to the Gene Leahy mall and relax, then head over to Spielbound to play some board games.

FOR THE SPORTS FAN

Catch a College World Series game in June, take in an Omaha Storm Chasers (minor league baseball), Union Omaha (Soccer), Supernovas (Pro Volleball). Cornhusker Football games in Lincoln are a must see!



WHY I LOVE OMAHA

LIVING IN OMAHA

I moved away from Omaha for a few years and absolutely missed the people in the area. I love that Omaha has so much to do, but still is a close knit community.

WHAT I LOVE MOST

I love going to sporting events in Omaha and Lincoln, visiting state parks, and local attractions with my family.

On a typical weekend we are visiting a farmers market, grabbing dinner or drinks with friends, or visiting the zoo.

Our favorite places are Hardy Coffee, Block 16, Good Evans, Mula, Taco Co., Coneflower Creamery, and Pitch just to name a few!

LOCAL TRADES & SERVICE PROVIDERS

SERVICE	NAME	PHONE	WEBSITE
CLEANING COMPANY	AMG General Services	402.215.1547	
CONCRETE REPAIR	Thrasher, Tom Bilyeu	402.690.0279	gothrasher.com
CONTRACTORS	Dotzler Construction	402.980.4893	dotzlerconstruction.com
DECKS	Forsman's Finest Decks	402.504.2751	forsmansfinest.com
ELECTRICAL	Hoffman Electric	402.734.1196	hoffman-electric.com
FENCING	Advantage Fencing	402.612.5732	advantagefenceomaha.com
HANDYMAN	The Good Neighbor Handyman	402.980.5887	
INTERIOR DESIGN	The Modern Hive	402.981.3758	themodern-hive.com
LAWN CARE	Heartland Lawns	402.492.8800	heartlandlawns.com
LEAF REMOVAL	Heartland Lawns	402.492.8800	heartlandlawns.com

LOCAL TRADES & SERVICE PROVIDERS

SERVICE	NAME	PHONE	WEBSITE
MOVING COMPANY	Black Belt Movers	402.709.0970	blackbeltmovers.com
PAINT	Gerst Painting	402.289.1010	getstcontracting.com
PEST CONTROL	BugZ	402.981.4005	bugzpest.com
PLUMBING	In Law Plumbing	402.709.7059	inlawplumbing.com
POOL CARE	Continental Pool and Spa	402.333.9025	continentalpoolandspa.net
POWER WASHING	Under Pressure	402.302.2310	nebraskapressurwashing.com
REMODELING	Cornerstone Remodeling	402.982.2362	cornerstoneremodelers.com
ROOFING	Pillar Exteriors	402.919.7663	pillarexteriors.com
SECURITY SYSTEM	Security Equipment, Inc	402.333.3233	seisecurity.com
TREE SERVICES	Arbor Aesthetics	402.408.5600	arboraesthetics.com

MEDICAL CARE RECS

SERVICE	NAME	PHONE	WEBSITE
PRIMARY CARE	Rebecca Lancaster, MD	402.354.0610	providers.bestcare.org/provider/rebecca-m-lancaster/1493880
DERMATOLOGY	Advanced Dermatology of the Midlands	402.933.3770	midlandsderm.com
PEDIATRICIAN	Jamie Drakem MD	402.955.7676	childrensnebraska.org/provider/jamie-a-drake-m-d/
DENTIST	Quality Dental Care	402.431.8844	qualitydentalcare.org
PEDIATRIC DENTIST	Quality Dental Care	402.431.8844	qualitydentalcare.org
ORTHODONTIST	McAllister Orthodontics	402.607.8812	mcallisterortho.com
COUNSELOR	Brian Hofsommer	402.708.2348	sites.google.com/site/brianhofsommermft/
SPEECH THERAPIST	Radiant Speech and Language	402.403.9601	radiantslp.com
PHYSICAL THERAPIST	Core Physical Therapy	402.933.4027	coreomaha.com



YOUR RESOURCE FOR ALL THINGS OMAHA

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message.

Phone: 402.690.4481

Email: cjamison@nebraskarealty.com



GET THE LATEST ON OMAHA, FOLLOW ME ON IG!

Follow me on Instagram for the latest real estate news, local intel, restaurant reviews, favorite spots, upcoming events, and more!

[@CHRISJAMISON402](https://www.instagram.com/CHRISJAMISON402)

