LOCATION GUIDE

Offutt AFB, Nebraska

Housing, BAH, schools, gates, contacts and local know-how for the home of U.S. Strategic Command near Omaha.

SERIES
CONUS
PCS

FROM	TO	GUIDE
Your current duty station	Offutt AFB, NE	Location
BRANCH	**BAH AREA**	**WELCOME CENTER**
Air Force	Omaha / Offutt	Hwy 370

INSIDE THIS GUIDE

- Quick facts and getting here
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- Budget and house-hunting worksheets

WELCOME

Offutt at a glance

Offutt sits in Bellevue, just south of Omaha. It's home to U.S. Strategic Command and the 55th Wing, with strong schools and a friendly, affordable metro area.

FACT	DETAIL
Location	Bellevue, NE (Sarpy County), about 8 miles south of downtown Omaha
Nearby	Papillion, La Vista and Council Bluffs, IA (about 15 mi)
Host unit	55th Wing: RC-135 reconnaissance and E-4B aircraft
Major tenants	U.S. Strategic Command HQ and Air Force weather units
Population	About 8,000 active duty, 6,200 family members and 2,800 civilians
BAH housing area	Omaha / Offutt AFB, NE
On-base housing	Burlington Capital Properties: Hoffman Heights and Rising View
Health care	55th Medical Group, Ehrling-Bergquist Clinic (no ER)

Getting here

OPTION	DETAIL
Omaha Eppley Airfield (OMA)	About 20 minutes north of base
By car	I-80 to U.S. 75 south, then Highway 370 to the Welcome Center
Welcome Center	1600 Highway 370, Bellevue; weekdays 7:30 AM to 4:30 PM

Emergency care is off base

The Ehrling-Bergquist Clinic doesn't have an emergency room. Midlands Hospital in Papillion is the closest ER — save it in your phone.

COUNTDOWN

Before you arrive

Offutt families often choose a neighborhood by school district first. Get on the housing list and compare districts as soon as orders arrive.

As soon as you have orders 90+ DAYS OUT

- [ ] Contact the Housing Management Office
- [ ] Compare school districts before you house-hunt
- [ ] Look up your BAH for Omaha / Offutt
- [ ] Plan winter gear if arriving in fall
- [ ] Request a sponsor from your gaining unit
- [ ] In EFMP? Call EFMP enrollment now
- [ ] Request child care on MilitaryChildCare.com
- [ ] Join local military spouse groups

Book the move 60 DAYS OUT

- [ ] Schedule household goods or plan your PPM
- [ ] Start the off-base rental or home search
- [ ] Check pet rules for base housing
- [ ] Reserve base lodging (confirm 24 hours ahead)
- [ ] Gather school, shot and IEP/504 records

Final prep 30 DAYS OUT

- [ ] Plan to meet your sponsor at the Welcome Center
- [ ] Book a DEERS/ID card appointment if needed
- [ ] Keep registration, insurance and license handy at the gate
- [ ] Set up utilities and internet at the new address

Winter driving

Snow and ice are common from December through March. If you're driving in winter, check road reports on I-80 before you leave.

DAY ONE

Arrival and check-in

Newcomers meet their sponsor at the Offutt Welcome Center, then complete in-processing with their unit.

1

Offutt Welcome Center

1600 Highway 370, Bellevue. Weekdays 7:30 AM to 4:30 PM. (402) 827-8554.

2

Airman & Family Readiness Center

Newcomer orientation, relocation help, the loan closet and the School Liaison: (402) 294-4329.

Bring with you

- Orders and any amendments, with copies
- Marriage and birth certificates for dependents
- Vehicle registration and insurance
- Your CAC and recent LES
- Travel receipts and PPM weight tickets
- Lease or mortgage papers, if you have them

Key offices

OFFICE	PHONE
Base operator	(402) 294-1110
Lodging	(402) 294-3671
Housing Management Office	(402) 991-9840
EFMP enrollment	(402) 294-2989

WHERE TO LIVE

On-base and off-base housing

Burlington Capital Properties manages about 1,950 homes. Hoffman Heights is inside the gates; Rising View is a larger community in Bellevue.

On base BURLINGTON CAPITAL PROPERTIES

- Water, gas and electric included in rent
- Housing Services can help with off-base listings: (402) 294-6242
- Waitlists vary by rank and family size — call when orders arrive
- Unaccompanied housing: (402) 232-6726

Off base PICK BY COMMUTE

AREA	COMMUTE	MEDIAN PRICE
Bellevue	5–15 min	About $360K
Papillion	15–25 min	$300K–$450K+
La Vista	15–20 min	About $305K
Ralston	15–20 min	About $260K
Gretna	25–35 min	Newer homes; check school bus fees
Council Bluffs, IA	20–25 min	Often lower than comparable Omaha homes

Nebraska or Iowa?

Council Bluffs is in Iowa, which changes your schools, taxes and vehicle rules. Ask the Housing Office before you decide.

THE NUMBERS

2026 BAH and rent vs. buy

Offutt BAH is set by the Omaha / Offutt AFB, NE housing area. Monthly rates below.

GRADE	WITH DEPS	WITHOUT	GRADE	WITH DEPS	WITHOUT
E-1 to E-4	$1,887	$1,425	W-5	$2,913	$2,475
E-5	$2,085	$1,587	O-1	$2,127	$1,683
E-6	$2,376	$1,779	O-2	$2,373	$2,022
E-7	$2,457	$1,893	O-3	$2,601	$2,268
E-8	$2,547	$2,148	O-4	$2,967	$2,454
E-9	$2,706	$2,229	O-5	$3,231	$2,502
W-1	$2,394	$1,827	O-6	$3,258	$2,583
W-2	$2,493	$2,145	O-1E	$2,472	$2,082
W-3	$2,604	$2,241	O-2E	$2,586	$2,211
W-4	$2,742	$2,388	O-3E	$2,769	$2,367

Source: DoD 2026 BAH rates via FedRateCalc

Double-check your rate before you budget — BAH changes every January: travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Some high-cost areas also pay CONUS COLA: travel.dod.mil/Allowances/CONUS-Cost-of-Living-Allowance/

Rent or buy?

- Omaha-area homes are moderately priced, and many families buy
- Papillion-La Vista schools drive higher prices in Papillion and La Vista
- Nebraska property taxes are fairly high — get the full payment estimate
- Budget for winter heating and snow removal

Get the real tax bill

Ask for the property tax amount on any home you consider. It can change your monthly payment more than you expect.

KIDS

Schools and child care

There are no DoDEA schools at Offutt. Several strong districts surround the base, and your address decides which one your kids attend.

DISTRICT OR SCHOOL	SERVES
Papillion-La Vista	Papillion and La Vista; a very popular choice
Bellevue Public Schools	Bellevue and base housing
Millard Public Schools	Southwest Omaha
Ralston Public Schools	Ralston
Omaha Public Schools	Most of Omaha
Council Bluffs (Iowa)	Iowa-side neighborhoods

School Liaison

Reach the School Liaison through the A&FRC: (402) 294-4329.

Military Interstate Compact

Helps with records, placement and graduation rules when you move mid-year.

Colleges nearby

Bellevue University, the University of Nebraska Omaha and Metro Community College.

Child care

- Request Child Development Center care on MilitaryChildCare.com as soon as you have orders
- Youth programs run before and after school and in summer
- Family Child Care homes on base fill gaps
- Fee assistance can help with off-base care

FAMILY LIFE

Spouse, family and Nebraska rules

Spouse support

- The A&FRC helps with job searches, résumés and federal applications
- Omaha has a large job market in finance, health care and tech
- Nebraska offers licensing help for military spouses
- MyCAA can fund certificates for eligible spouses

Family programs

- Airman & Family Readiness Center: (402) 294-4329
- EFMP enrollment: (402) 294-2989
- New parent and family programs
- Key spouse program through your unit

Nebraska rules for military families

TOPIC	WHAT TO KNOW
State income tax	Nonresident service members stationed here aren't taxed by Nebraska on military pay
Spouse income	Spouses who keep another legal residence may be exempt under MSRRA
Driver's license	Service members and dependents with a valid home-state license can keep it
Vehicle registration	Nonresident service members can keep home-state registration
Severe weather	Spring and summer storms and tornadoes; snowy winters

OFF DUTY

Living here

You'll need a car. U.S. 75 connects Bellevue to downtown Omaha in about 15 minutes outside rush hour.

Climate

Four seasons: hot, humid summers, cold, snowy winters and spring storms.

Shopping

Commissary and BX on base. Village Pointe and Nebraska Crossing outlets are popular.

On base

Fitness centers, golf, outdoor rec rentals and family events.

Day trips

DESTINATION	DRIVE	WHY GO
Henry Doorly Zoo	~15 min	One of the best zoos in the country
Old Market (Omaha)	~15 min	Historic district with shops and food
Fontenelle Forest	~10 min	Boardwalk trails and a nature center
SAC Aerospace Museum	~30 min	Strategic Air Command aircraft and exhibits
Lincoln	~1 hr	Nebraska Cornhuskers and the State Capitol
Des Moines, IA	~2.5 hr	Iowa State Fair in August
Kansas City	~3 hr	Pro sports and barbecue

KEEP THIS HANDY

Key contacts

Phone numbers change — call ahead to confirm hours before you drive over.

OFFICE	PHONE
Offutt Welcome Center	(402) 827-8554
Base operator	(402) 294-1110
Airman & Family Readiness	(402) 294-4329
EFMP enrollment	(402) 294-2989
Lodging	(402) 294-3671

OFFICE	PHONE
Ehrling-Bergquist Clinic	(402) 232-2273
Housing Management Office	(402) 991-9840
Housing Services	(402) 294-6242
Unaccompanied housing	(402) 232-6726
Nurse advice line	1-800-874-2273

Add your own

ID CARD OFFICE

SECURITY FORCES

VET CLINIC

NEAREST ER

Links

Offutt AFB · 55th Force Support Squadron · BAH Rate Lookup · Plan My Move

Sources: PCS Pay It Forward Offutt AFB guide; DoD 2026 BAH rates via FedRateCalc.

READY FOR THE FULL PLAYBOOK?

Go step by step with the kits.

Worksheets, trackers and a complete binder setup for every stage of your move.

pcslikeapro.org

hello@pcslikeapro.org

WORKSHEET

Plan your landing

My housing budget

ITEM	AMOUNT
My monthly BAH	$
Rent or mortgage	$
Utilities (estimate)	$
Renter's or homeowner's insurance	$
Left over (BAH minus costs)	$

Neighborhood comparison

AREA / ADDRESS	RENT OR PRICE	COMMUTE TO GATE	SCHOOL DISTRICT	NOTES

First-week checklist

- [ ] Meet your sponsor at the Welcome Center
- [ ] Update DEERS; get dependent IDs
- [ ] Turn in travel and moving paperwork
- [ ] Register with Child and Youth Programs
- [ ] Check in with your unit CSS
- [ ] Enroll in TRICARE at the clinic
- [ ] Enroll kids in school
- [ ] Visit the A&FRC loan closet