

# Paseo Development

2522 N Shartel Ave  
Oklahoma City, OK



## For Sale

Prime development opportunity in Oklahoma City's vibrant Paseo District! This cleared, rezoned 12,188 sq ft lot at 2522 N Shartel Ave is approved for up to 17 units, with zoning supporting multifamily, mixed-use, single-family, or live/work concepts (see SPUD for details). Enjoy three-sided access, onsite utilities, and flexible design potential. Perfectly located in a highly walkable area surrounded by top restaurants, art galleries, coffee shops, and nightlife—steps from Midtown, Uptown, Plaza District, and Downtown OKC. Ideal for urban infill or mixed-use in a high-demand corridor. SPUD documents and illustrative renderings attached in supplements (for example purposes only). Don't miss this rare chance to build in one of OKC's most sought-after neighborhoods!

### OFFERING TERMS

**Sale Price** **\$476,000.00**

**Zoned Units** **17**

### INVESTMENTS HIGHLIGHTS

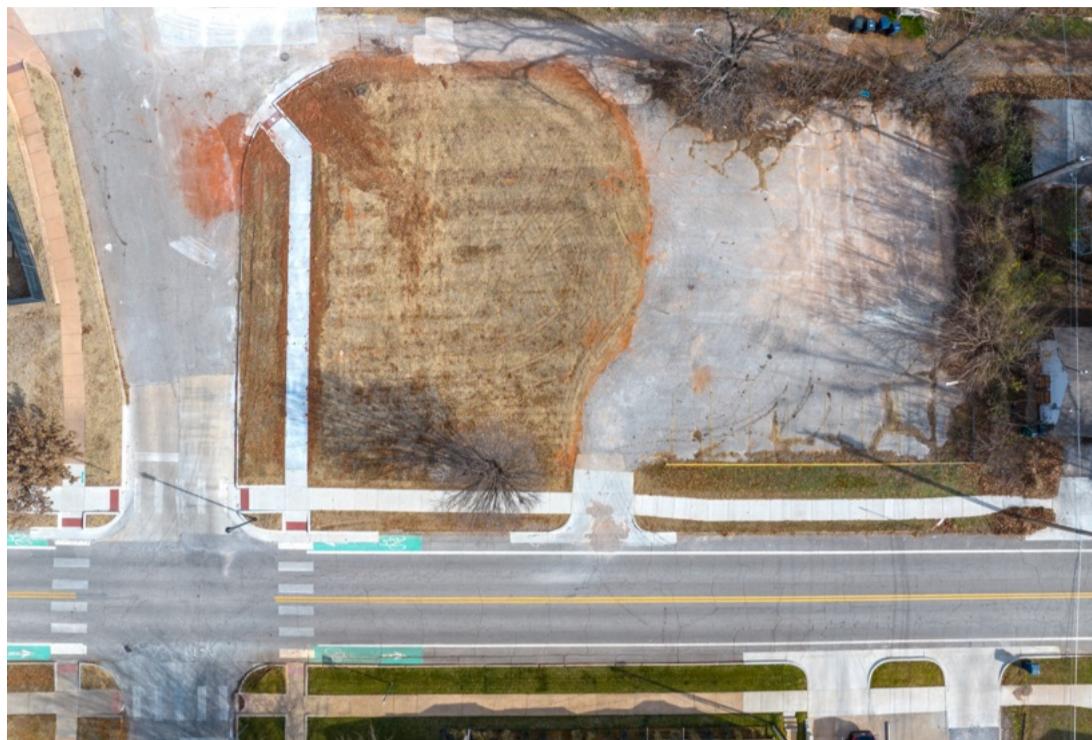
- Up to 17 units
- Flexible Zoning
- Prime location
- Paseo District
- Utilities onsite
- 3 Sided Access

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Brix Realty Group, LLC, an Oklahoma limited liability company doing business as Brix Realty, a licensed Oklahoma Broker (the “*Agent*”), has prepared this material for limited use in the acquisition of certain Property, specifically [2522 N Shartel Ave Oklahoma City, OK 73103](#).

This Offering Memorandum is intended to convey a fair description and summary of the Property and documents referred to herein, but is not intended to provide a complete and accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. While the Owner and Agent believe these summaries to be fair and accurate, the same do not purport to be complete and are qualified in their entirety by reference to the Property itself and the text of any documents referred to herein. To the extent any financial forecasts, projections, forward-looking statement, or other type of pro forma of anticipated operations of the Property have been provided by the Owner or Agent in this Offering Memorandum, such reports have not been independently verified and must not be relied upon as an indication of future operating results of the Property, which are impossible to predict with certainty, because many governing factors are not presently ascertainable or are beyond the Owner’s or Agent’s control. Any such reports are purely speculative and the Owner or Agent expressly disclaims any type of representation or warranty (express or implied) as to the accuracy of any information contained in such reports. Prospective purchasers are cautioned not to place undue reliance on any such reports or similar forward-looking statements. In addition, the Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Except as stated otherwise in this Offering Memorandum, neither Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its Contents, the Property or any documents referred to in the Offering Memorandum, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or Contents. Further, no other person has been authorized to give any information to make any representations or warranties with regard to the Property, and if such information, representations or warranties have been made, they must not be relied upon as having been authorized by Owner or Agent. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the Owner, and any conditions to the Owner obligations thereunder have been satisfied or waived.

This Offering Memorandum is prepared solely for the benefit of prospective investors and purchasers acceptable to Owner or Agent. All contents of this Offering Memorandum are deemed confidential and should be held in the strictest confidence. Any reproduction or distribution of this Offering Memorandum, in whole or in part, or the divulgence of any of the information contained herein, without the prior written consent of Owner or Manager is prohibited. Any prospective purchaser, by accepting delivery of this Offering Memorandum, agrees to return this Offering Memorandum to the Owner or Agent in the event the prospective purchaser decides not to purchase the Property.

Each prospective purchaser is encouraged to seek independent legal, tax and investment advice regarding its particular investment situation.

\*Member of selling entity has a real estate license.\*