



Located in the heart of the Near Southside, this walkable, high-traffic district is one of the city's fastest-growing hubs for food, culture, and community.

### Prime Location Perks

- Cultural Hotspot
- Just minutes from Sundance Square, the Fort Worth Water Gardens, and Magnolia Avenue—this area blends modern creativity with historic charm. Destination Dining & Drink Scene Surrounded by award-winning craft coffee, breweries, cocktail lounges, and chef-owned kitchens that draw both locals and tourists.
- Built-In Foot Traffic With thriving brunch scenes, weekday lunch crowds, and evening nightlife, the South Main corridor is always buzzing.
- Creative Meets Community Street art, pop-ups, public events, and active neighborhood development make this a go-to zone for first movers and forward-thinkers.

### Feature Highlights

- ✓ 2nd Generation Restaurant
- ✓ \$30.00 PSF + NNN
- ✓ Beautiful covered rooftop patio
- ✓ Enclosed smoker area for BBQ pits
- ✓ 2250 SF under HVAC
- ✓ Reduced Price \$1,250,000.00



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