



1109 W MAGNOLIA,  
FORT WORTH, TX, 76104  
FOR SALE





### PRIME NEAR SOUTHSIDE INVESTMENT OPPORTUNITY

Opportunity to acquire an income-producing, mixed-use retail building in the heart of Fort Worth's Magnolia Avenue corridor, one of the city's most established and walkable dining and entertainment districts. The property features multiple income streams with retail and residential tenancy and is well-suited for investors seeking stable cash flow in a high-barrier-to-entry submarket.

BUILDING SIZE

8,333 SF

SITE SIZE

+/- 0.42 AC

ZONING

MU-2



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# 1109 W MAGNOLIA

## PROPERTY OVERVIEW

- Building Size: 8,333 SF
- Site Size: ±0.42 Acres (±18,295 SF)
- Zoning: MU-2
- Parking: On site

## TENANT OVERVIEW

- Cherry Coffee – established local coffee shop
- Two Residential Units – fully leased
- 3,751 SF second-generation restaurant space

## INVESTMENT HIGHLIGHTS

- Stabilized mixed-use asset with diversified income streams
- Prime Magnolia Avenue frontage with strong visibility and walkability
- Near Southside location with consistent tenant demand
- MU-2 zoning supporting long-term flexibility
- Surrounded by established restaurants, neighborhood retail, and residential density

**\*CALL BROKER FOR PRICING GUIDANCE & FINANCIALS**



Cherry Coffee



Retail Space



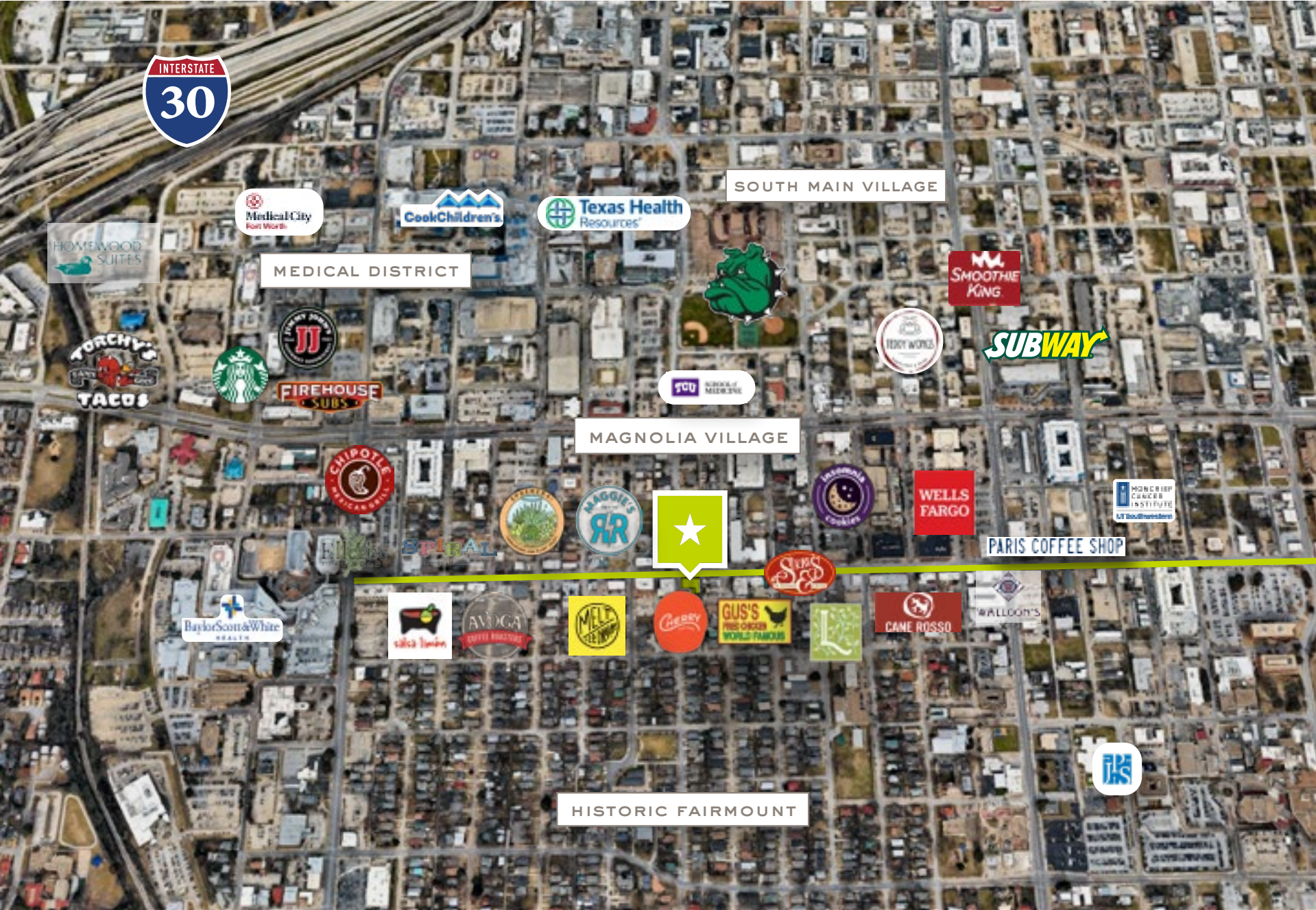
Residential Units



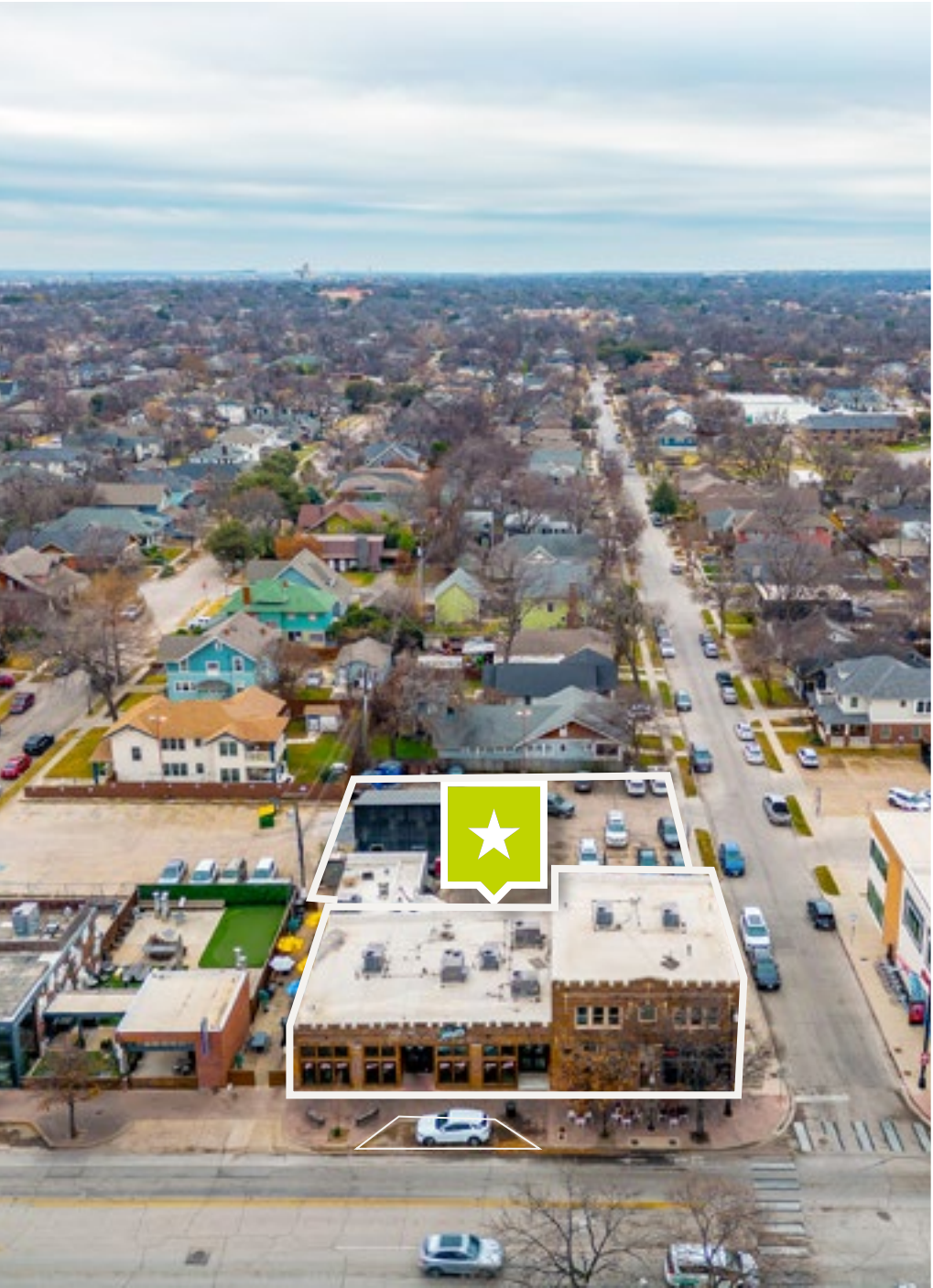
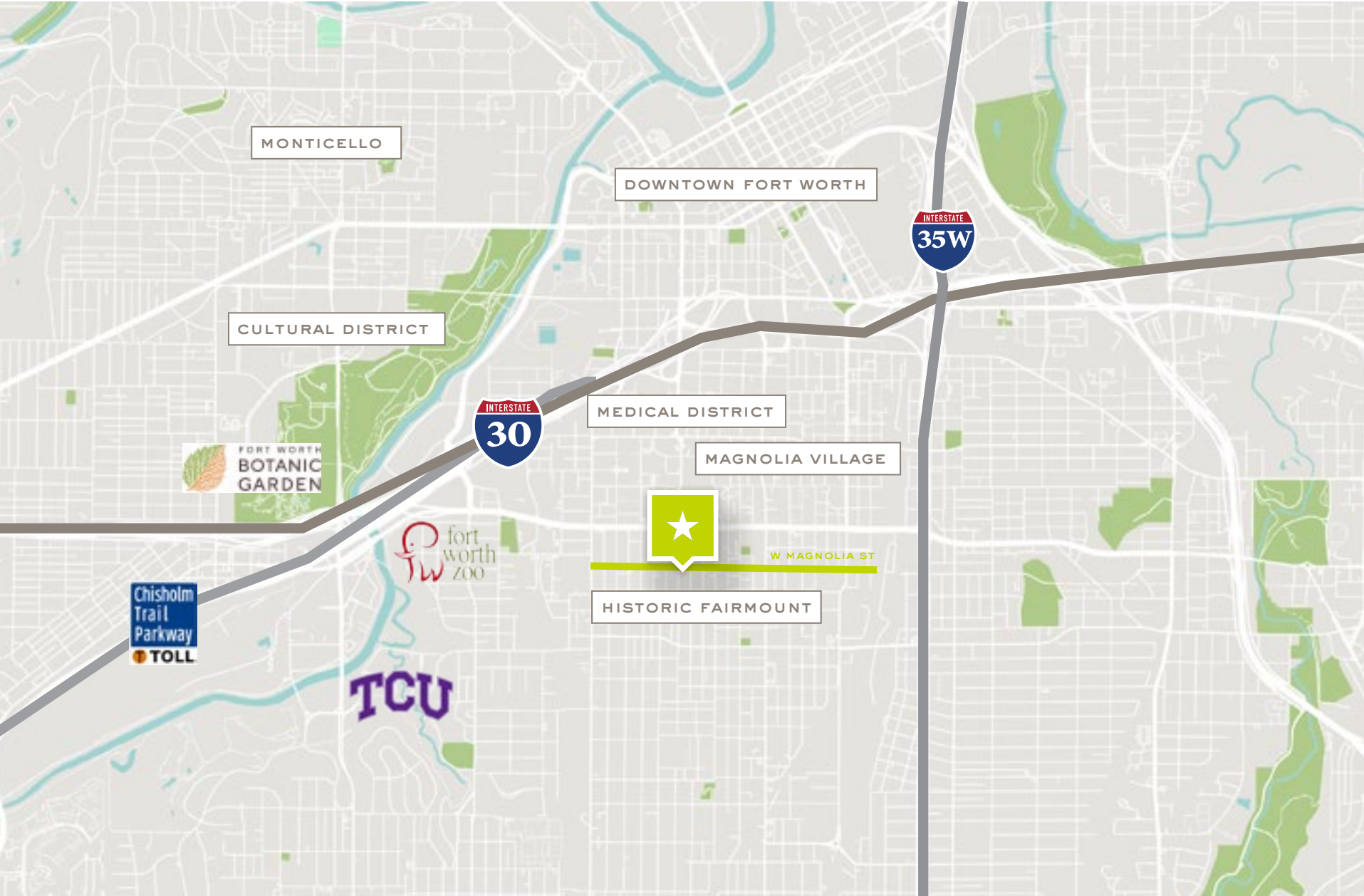
RETAIL MAP



RETAIL MAP







## LOCATION

### MAGNOLIA VILLAGE

Located along West Magnolia Avenue within Fort Worth’s Near Southside, the property benefits from proximity to the Medical District, Downtown Fort Worth, and Historic Fairmount. The area is characterized by high foot traffic, strong local demographics, and a concentration of destination dining and neighborhood-serving retail.

#### 2025 POPULATION

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 14K    | 109K    | 290K    |

#### AVERAGE HOUSING UNITS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 6K     | 42K     | 103K    |

#### AVERAGE INCOME

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 111K   | 104K    | 96K     |



INTERIOR



EXTERIOR







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