



★ 1109 W MAGNOLIA,
FORT WORTH, TX, 76104

FOR SALE



3,751 SF AVAILABLE



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Brittany Doyle, CCIM
806-206-0290
bdoyle@lancarte.com

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



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

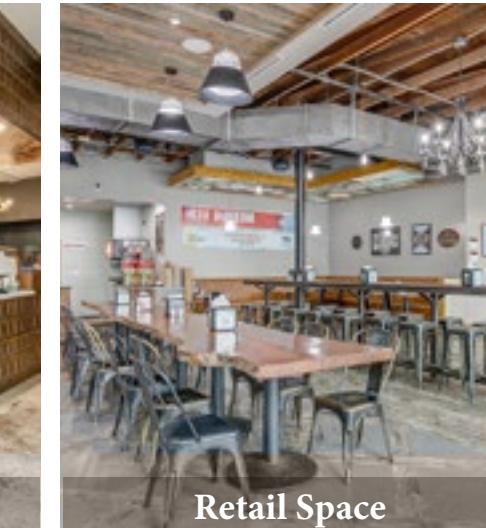
INVESTMENT HIGHLIGHTS

- 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

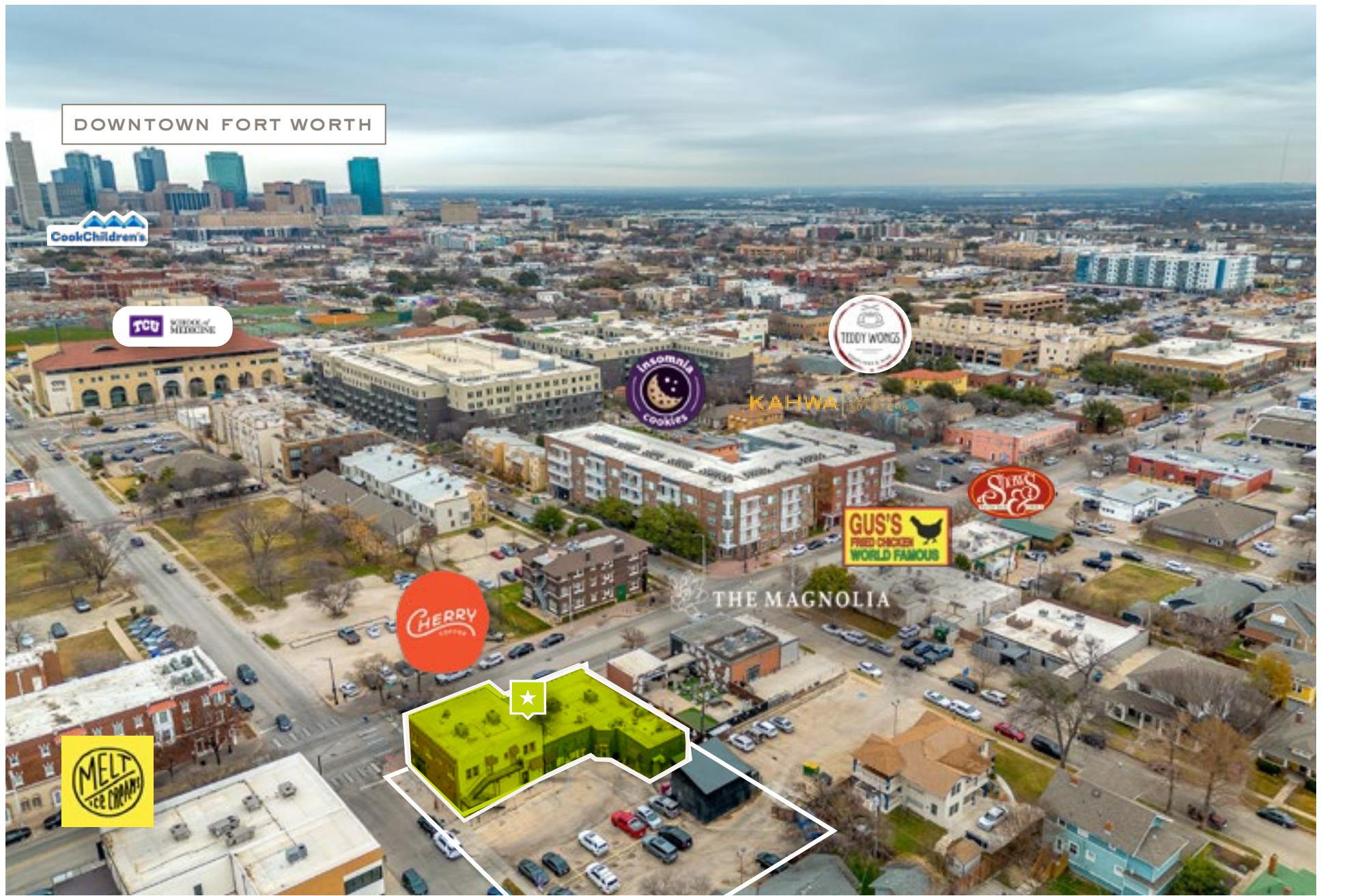


Retail Space

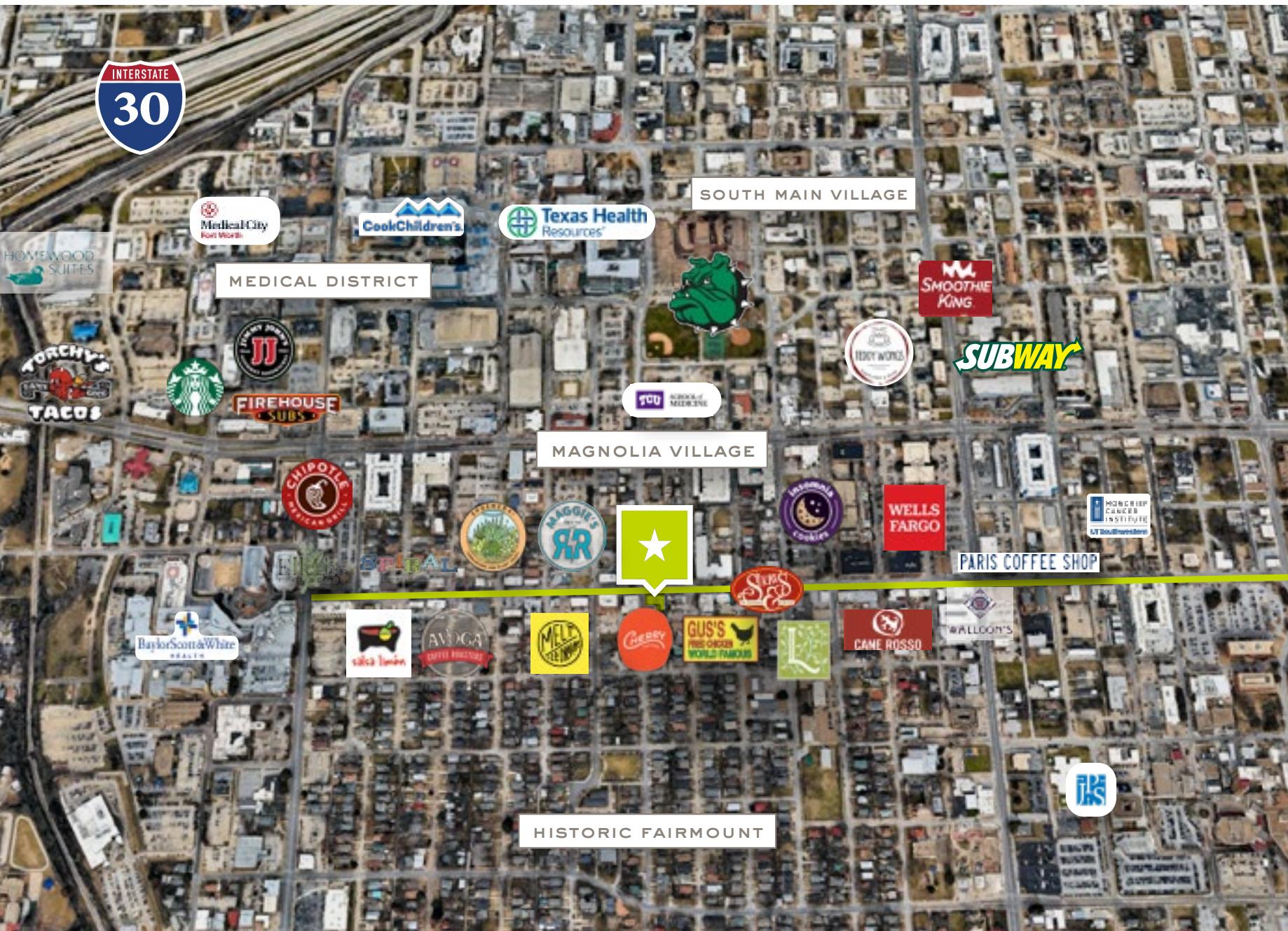


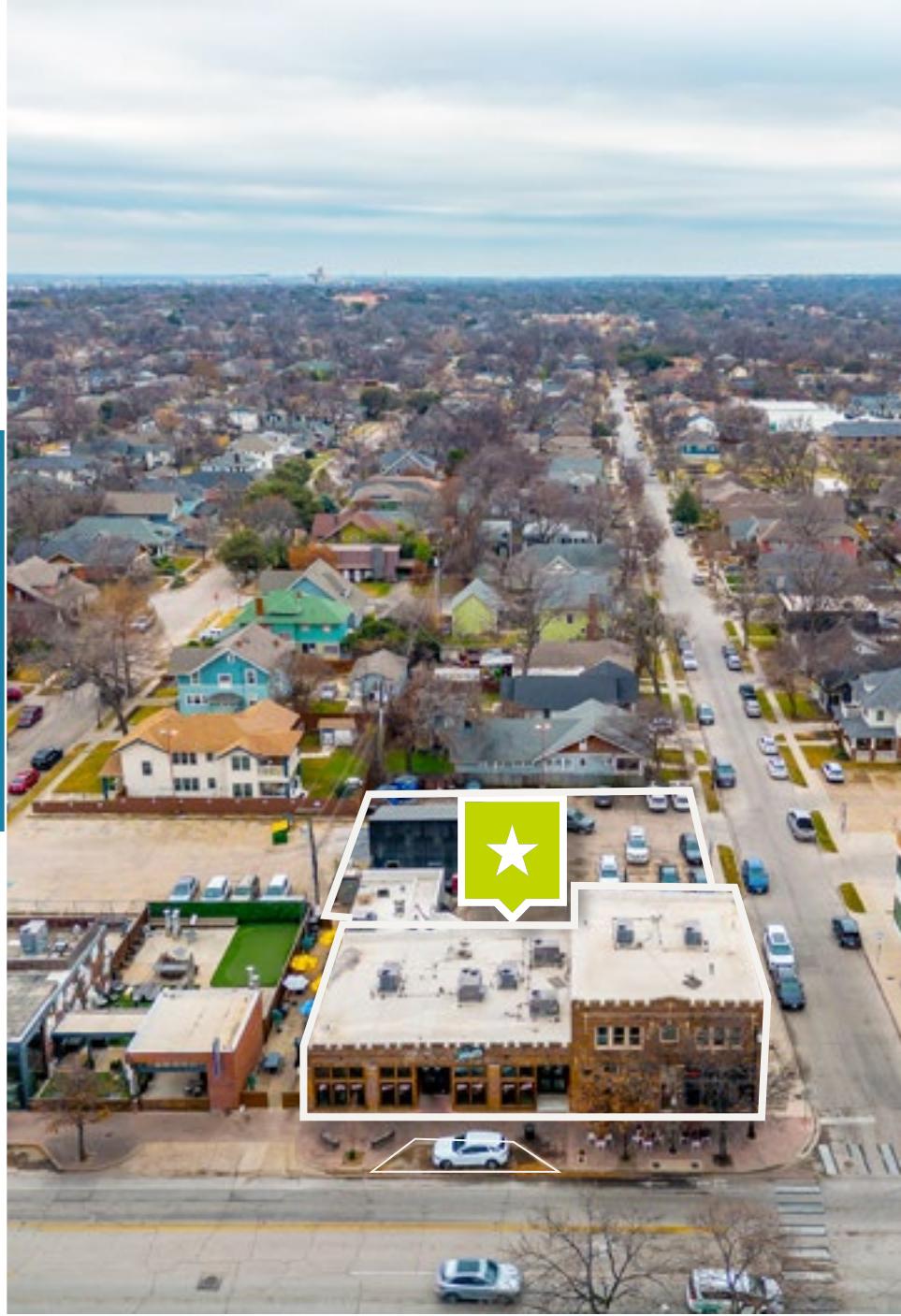
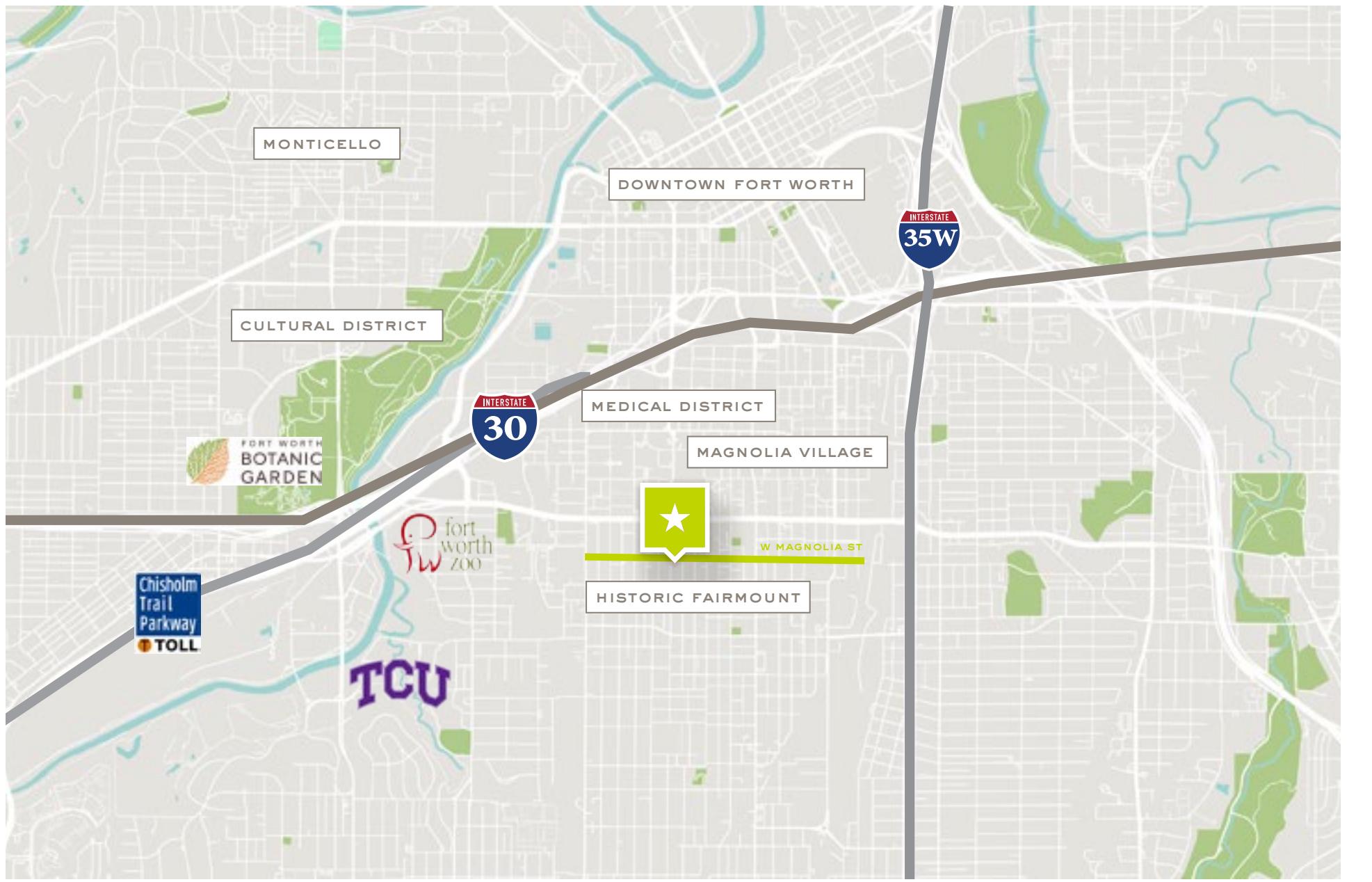
Residential Units

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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