

DEVELOPED BY OXLEY

5TH & MAGNOLIA

FORT WORTH, TEXAS

RESTAURANT OPPORTUNITY BY CITADEL PARTNERS

A NEW ADDRESS ON MAGNOLIA

5th & Magnolia is a four-story, 21,074 SF mixed-use project bringing a signature restaurant, Class A office, and exclusive penthouse residences together at a single corner. Arched brick bays, steel-framed glazing, and planted balconies give the building a street presence that is equal parts heritage and modern.

The ground floor is planned for a full-service restaurant with bar, lounge, kitchen, and a patio. Two floors of office sit above, crowned by residential on the top floor. Designed by Oxley Architects and developed by Oxley Development Partners.

21,074 SF
TOTAL | 4 LEVELS

3,500 SF
RESTAURANT | LEVEL 1

1,422 SF
PATIO | LEVEL 1

10,768 SF
OFFICE | LEVELS 2–3

5,384 SF
RESIDENTIAL | LEVEL 4





3,500 SF

GROUND FLOOR

- DINING ROOM
- BAR
- LOUNGE
- KITCHEN
- ADDITIONAL 1,422 SF OF PATIO



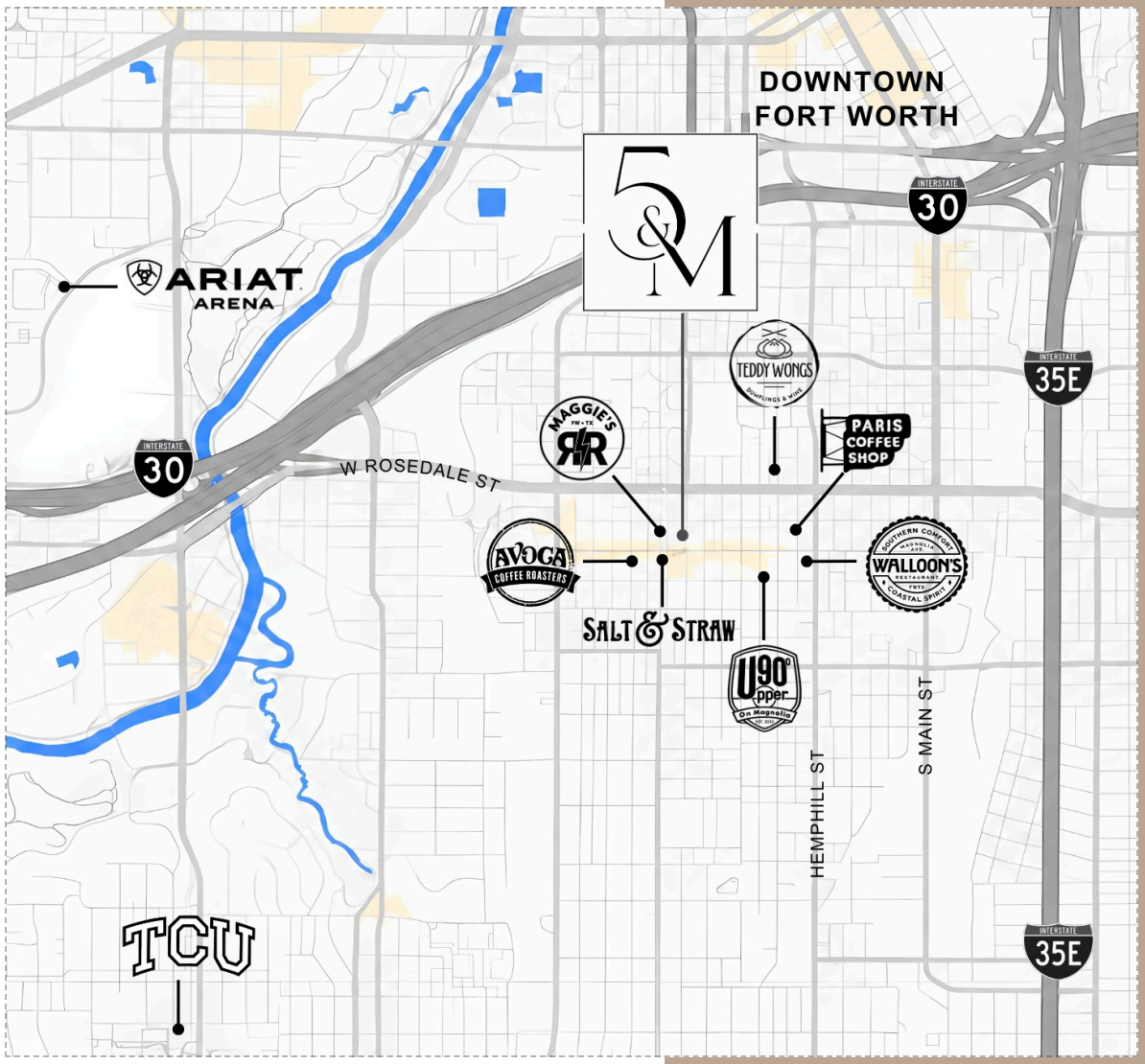
EXPLORE THE NEIGHBORHOOD

MAGNOLIA AT YOUR DOORSTEP

Walk to a diverse mix of restaurants, coffee shops, and neighborhood favorites. Within Magnolia you'll find dining, drinks, and everyday amenities concentrated along one of Fort Worth's most vibrant urban corridors.

CENTRAL FORT WORTH CONNECTION

Located in the heart of Near Southside, with convenient access to Downtown, the Medical Innovation District, I-30, I-35W, and Fort Worth's surrounding employment and entertainment destinations.







5TH & MAGNOLIA

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