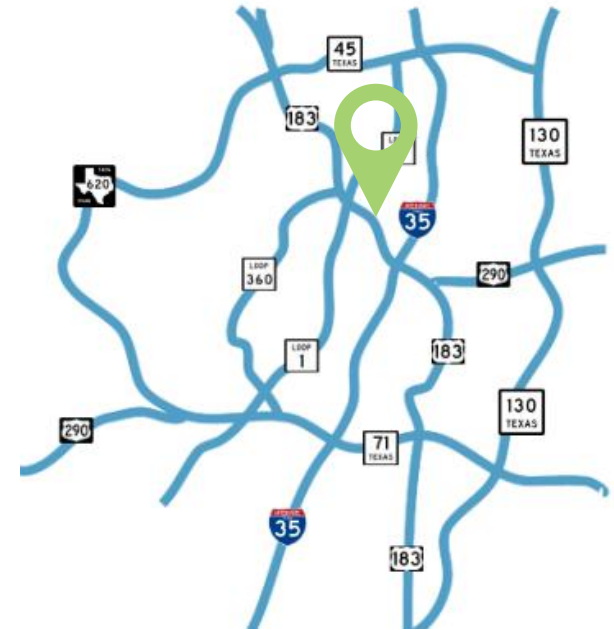


SPACE AVAILABLE

MOREISH MARKET

8557 RESEARCH BLVD. | AUSTIN, TEXAS | 78758

Moreish Market is a thriving retail center surrounded by dense neighborhoods and positioned along Highway 183. Formerly named Town North, this property is undergoing major renovations, including bold, elevated signage upgrades to make the visibility stand out and feel more modern. Shadow anchored by Target, this center continues to be a high traffic area for both local residents and travelers seeking the popular restaurants and stores it has to offer.



TRISTEN PALORI
SENIOR ASSOCIATE
(512) 856-4861
TPALORI@FORESITECRE.COM

Pictures show remodel in progress

WHAT I LOVE ABOUT THIS PROPERTY:

“

Nearby residents love coming to Moreish Market, as it's the home to many local family restaurants and stores serving central Austin.

T. PALORI

”

MOREISH MARKET

AUSTIN, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,729	151,924	331,028
Household Income	\$94,835	\$130,333	\$147,709
Households	10,110	68,990	152,407
Median Age	33.9	34.0	34.2

DESIRED USES

- Asian Supermarket
- Medical
- Bakery
- Beauty

PROPERTY HIGHLIGHTS

1

Diverse & Growing Population:

North Austin has a strong, diverse population with a steady workforce from nearby tech hubs like Apple and IBM.

2

Major Developments Nearby:

Close to The Domain and Q2 Stadium, bringing high traffic and business opportunities.

3

Prime Location & Growth:

Excellent access via US-183, with rapid residential and commercial growth driving demand.



Pictures show remodel in progress

MOREISH MARKET

AUSTIN, TEXAS



PROPERTY SUMMARY

Building Size: 179,798 sf

Property Size: 4.19 acres

Year Built: 1981

Rental Rate: Call broker

NNN Rate: Call broker

Parking: 189 spaces

Zoning: CS-1-NP, GR-NP, LO-NP

Buildings currently undergoing significant renovation.



MOREISH MARKET

AUSTIN, TEXAS



Pictures show remodel in progress



MOREISH MARKET

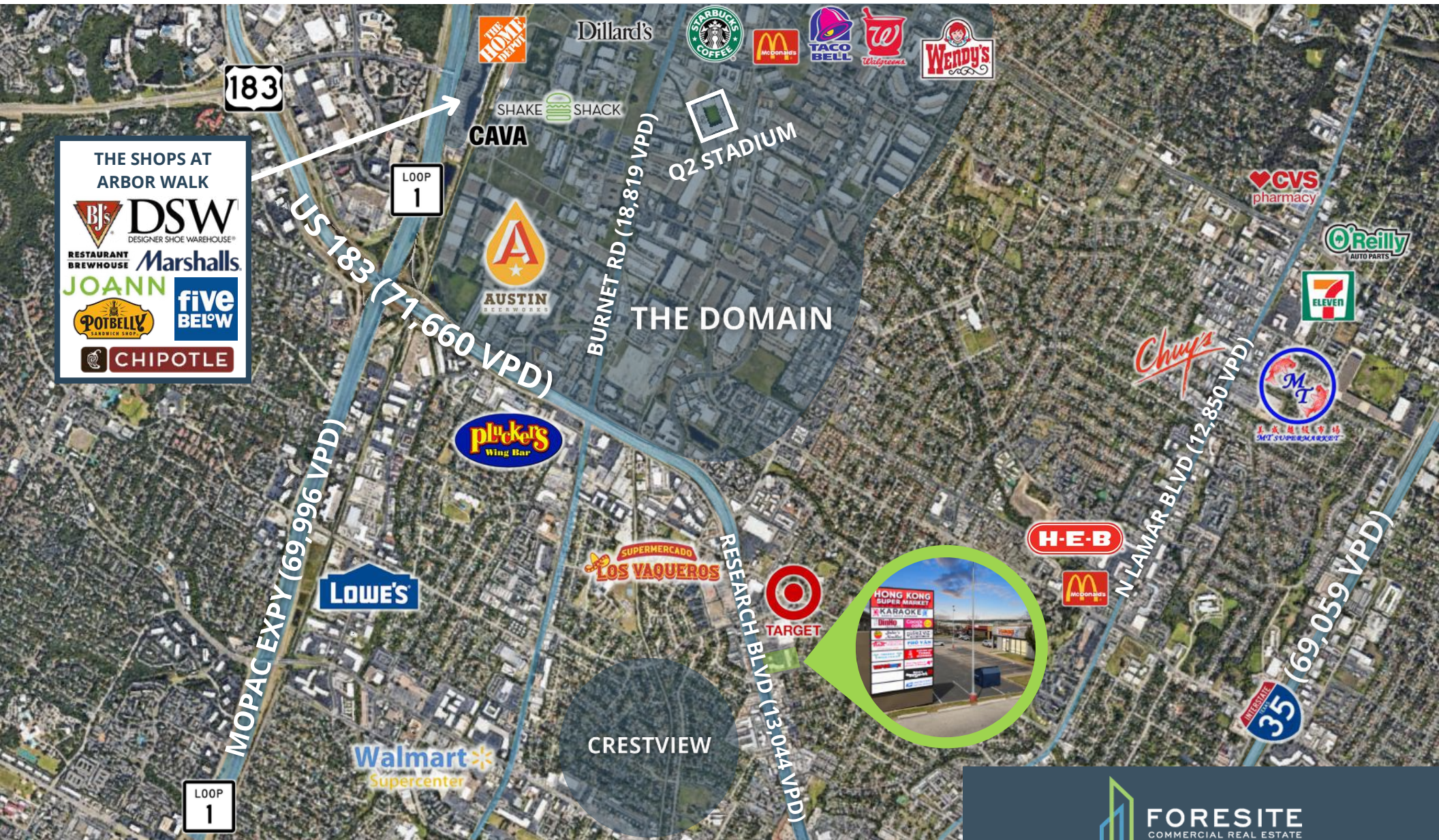
AUSTIN, TEXAS

Post-renovation design renderings



MOREISH MARKET

AUSTIN, TEXAS



MOREISH MARKET

AUSTIN, TEXAS

A CULINARY DESTINATION IN NORTH AUSTIN

Moreish Market is North Austin's **premier dining destination**, featuring a curated mix of **top-tier Asian cuisine**. From rich ramen and sizzling Chinese barbecue to bold Sichuan flavors and fresh sushi, the center offers an **unmatched variety** of authentic flavors.

With **high visibility** along Highway 183, Moreish Market attracts a steady flow of diners from the **surrounding retail, office, and residential areas**. Whether for hot pot, pho, or bubble tea, this vibrant hub delivers a high-quality culinary experience in one **convenient location**.

“**MOREISH:**”

mōr-ish | adjective, UK informal

(of food) having a very pleasant taste and making you want to eat more.



A staple for authentic Chinese barbecue, DinHo Chinese BBQ specializes in expertly roasted duck, crispy pork belly, and char siu. With its family-style dishes and traditional Cantonese flavors, it's a go-to spot for both casual diners and large gatherings.



A hidden gem for Vietnamese comfort food, Pho Van serves up steaming bowls of traditional pho, savory vermicelli plates, and fresh spring rolls. With its homemade broths and generous portions, it's a top pick for authentic Vietnamese flavors in Austin.



HOUSE OF THREE GORGES
www.houseofthreegorges.com
512-953-8666

Offering bold and fiery flavors, House of Three Gorges is known for its authentic Sichuan cuisine. Dishes like the spicy boiled fish and mapo tofu showcase the restaurant's commitment to rich, aromatic, and numbing spice profiles.



A casual and modern sushi spot, Sushi Hi is known for its all-you-can-eat sushi and fresh sashimi selections. With an extensive menu of creative rolls and Japanese favorites, it's a popular choice for sushi lovers looking for quality and value.



A beloved destination for handmade Chinese noodles and dumplings, Julie's Noodles brings the taste of Northern China to Austin. Whether it's the savory beef noodle soup or freshly made xiao long bao, diners love the high-quality ingredients and traditional preparation.



A local favorite, Ramen Tatsu-Ya is Austin's premier ramen shop, serving authentic, rich, and flavorful Japanese ramen. Known for its deeply flavorful tonkotsu broth and creative bowls, this award-winning eatery consistently draws long lines of dedicated fans.



A longtime Austin favorite for Taiwanese bubble tea and street food, Coco's Cafe is famous for its signature pearl milk tea and tasty bites like crispy popcorn chicken. Its relaxed atmosphere and refreshing drink selection make it a go-to for boba enthusiasts.



刘一手火锅
LIUYISHOU HOT POT
SINCE 2000

An international hot pot chain specializing in Chongqing-style spicy broth, Liuyishou Hot Pot offers an interactive and flavorful dining experience. Guests enjoy premium meats, fresh seafood, and a variety of dipping sauces in a lively and social atmosphere.

MOREISH MARKET

AUSTIN, TEXAS



MEDICAL + HEALTH CLINIC



刘一手火锅
LIUYISHOU HOT POT
SINCE 2000

VAPORMAX SMOKE SHOP

140B



三峡人家



PHO VAN
VIETNAMESE CUISINE



DinhHO
Chinese BBQ



106



MISTER TRAMPS
SPORTS PUB AND CAFE



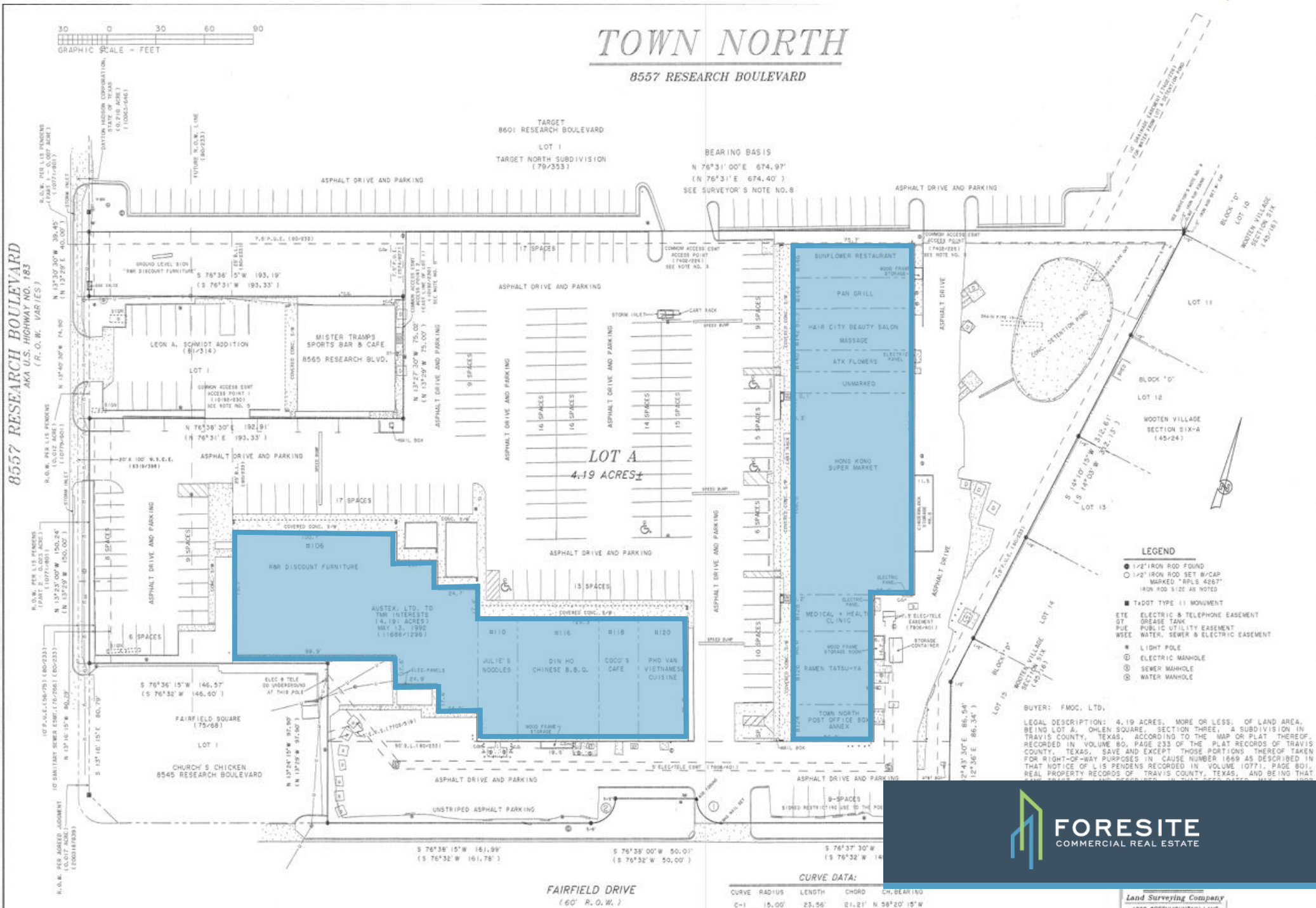
AVAILABLE SPACE

Suite Number	SF	Condition
106	7,000	Coming Available
140B	1,000	Former Flower Store



FORESITE
COMMERCIAL REAL ESTATE

AUSTIN, TEXAS





INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

- (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: AS AGENT FOR OWNER

(SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
Bethany Babcock		bbabcock@foresitecre.com	(210) 816-2734
Designated Broker of Firm		E-Mail	Phone
Chad Knibbe		cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Tristen Palori	717593	tpalori@foresitecre.com	512-856-4861
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

