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Developers behind \$650M ‘gateway to Uptown’ project offer peek at planned towers

The development will include office, condos and a hotel near the Katy Trail.



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Kaizen plans to build two towers near the Katy Trail that will feature 400,000-square feet of office space, a 214-room luxury hotel and 60 condos.

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Developers behind a more than \$650 million mixed-use development at the 'gateway to Uptown' offered a sneak peek into the plans behind their Dallas towers.

Kaizen Development Partners, a key party behind the Chalk Hill project, spoke for the first time about the two-tower development.

The first 22-story high-rise will house 400,000 square feet of office space, and the second 29-story tower will include a 214-room luxury hotel with 60 for-sale condos. Retail, food and beverage offerings will be housed across the two architecturally distinct buildings at 3130 N. Harwood St. near Uptown.

Demolition of the old KERA public broadcasting facility at the site began last June, and the next coming steps are coming soon, said Kaizen CEO and Managing Partner Derrick Evers.

The group will begin with three levels of below-grade excavation for the project's underground parking garage. It could start as early as this fall. The project is expected to be finished by the end 2028.

Evers has high hopes for the project that sits just off the Katy Trail. He estimates its value at "well over" \$650 million at full build out.

“We have a unique responsibility with this development. We are literally at the gateway into Uptown,” he said. “The last luxury hotel office combination [like this] was The Crescent, and we’re getting a chance to contribute to the neighborhood.”

Kaizen and KERA announced the partnership in 2023 after the public broadcaster agreed to sell roughly 2.5 acres of its 4-acre campus to the Dallas-based developer. KERA plans to build its new HQ adjacent to the towers.

Evers said Wednesday that a major company has signed a brand partner agreement for the condo units and hotel. Evers declined to share the brand but said an announcement will come soon. The company will be new to the Dallas market.

Douglas Elliman Development Marketing will handle exclusive sales and marketing for the multi-million dollar condos. Evers said the group will start taking reservations in the coming weeks. Pricing ranges from \$1.5 million on one-bedroom units to roughly \$20 million for the penthouse.

Evers was similarly quiet on tenants in the development's office towers. Leases have been signed and negotiations are ongoing that would cover 50% of the space. However, specific companies were not mentioned.

Announcements on food, beverage and retailers are expected soon as well. Evers said they've reached a verbal agreement with a "Dallas staple that everyone will absolutely be excited about."

The hotel and residential tower will lean heavily into wellness philosophies, Evers said. Noteworthy amenities include a full-service spa with hydrotherapy features, a vibrant pool deck and a three-meal signature restaurant.

The office tower will include a full-service fitness center, vast outdoor green roof space, conference areas, multiple hospitality inspired lounge spaces and a multipurpose executive board/dining room.

BOKA Powell will serve as architect of record for the project. New York's bonetti/kozerski architecture DPC will handle the interiors. Landscape architects are SWA in tandem with SCDA. JLL will manage office leasing. London-based Balfour Beatty is the general contractor.

KERA is also getting to work on its new headquarters. The broadcaster is holding a ceremonial groundbreaking for the new facility March 3.

The Chalk Hill development is one of several major projects from Kaizen in central Dallas.

The commercial property firm completed the 25-story Link at Uptown office tower on Olive Street north of downtown in 2022. Kaizen is also a partner in the previously announced \$1 billion Field Street District on Woodall Rodgers Freeway downtown.

Evers said the Chalk Hill project is a testament to the city's evolution over the past few decades.

“We’re not a stereotypical city with the cowboy hats and the horses, so to speak. We’re very much turning into a melting pot,” he said. “You’re seeing it manifest here at Chalk Hill from the amenities to the food and beverage.”