



EDITION Hotels to Debut in Texas With Chalk Hill Project in Uptown Dallas

The project marks the boutique brand's Texas debut, with a 214-key hotel and 60 high-end residences planned near the Katy Trail and Dallas North Tollway. Starting price for a one-bedroom residence: \$1.5 million.



BY SANDRA ENGELLAND • MAR 26, 2026

Dallas-based Kaizen Development Partners and Douglas Elliman Real Estate have secured a global luxury flag for Chalk Hill, their mixed-use development at the gateway to Uptown Dallas.

The firms said EDITION Hotels will anchor the project with both a hotel and branded residences —marking the brand’s first Texas location.

The Dallas EDITION Hotel and The Residences at The Dallas EDITION will rise at 3031 N. Harwood St. on a 2.5-acre site with direct access to the Katy Trail and the Dallas North Tollway. Plans call for a 214-key five-star hotel and 60 luxury residences, with one-bedroom units starting at \$1.5 million, placing the project among the city’s most exclusive residential offerings.



[Rendering: Binyan Studios]

Douglas Elliman, which is headquartered in New York and has offices in Dallas and Lewisville, is leading development marketing for the project.

“Chalk Hill reflects the remarkable evolution we’re seeing in Dallas residential development,” Catherine Lee, president of Douglas Elliman Development Marketing, Texas, said in a statement.

Lee said the city’s growth and influx of global investment are driving demand for hospitality-driven living. Douglas Elliman has worked on EDITION-branded residences worldwide, she added, and bringing the brand to Dallas “marks an exciting new chapter for the city.”

Dallas called ‘the perfect home’ for luxury brand

EDITION was conceived by hotelier Ian Schrager in partnership with Marriott International and is known for its design-forward approach to luxury hospitality, according to Kaizen.

The brand’s global portfolio spans North America, Europe, and Asia, combining architecture, food and beverage, and personalized service into a lifestyle-driven experience, the developer said.

“Dallas embodies energy, growth, and sophistication, making it the perfect home for the EDITION brand,” Dana Jacobsohn, chief development officer of North America Luxury and Global Mixed-Use at Marriott International, said in a statement.

Jacobsohn said the company is working with Kaizen to introduce EDITION’s lifestyle-focused approach to the city. The residences, she added, are expected to “deliver a new benchmark” in design and service for high-end buyers.



[Rendering: Binyan Studios]

‘Where global sophistication meets Dallas soul’

Developers said the residences will emphasize indoor-outdoor living, with interiors designed by Bonetti/Kozerski Architecture, known for its work on EDITION properties worldwide.

Architecture is led by BOKA Powell, bringing decades of experience shaping the Dallas skyline. Landscape architecture by SWA, in partnership with SCDA, will incorporate terraces, gardens, and elevated outdoor spaces throughout the property.

“The work we’re doing with EDITION is a tribute to the city’s evolution and the legacy we are helping shape,” Derrick Evers, managing partner and CEO of Kaizen Development Partners, said in a statement.

Evers said the scale and visibility of Chalk Hill called for a design-driven approach. By bringing EDITION to Texas for the first time, he added, the team is creating “a destination where global sophistication meets Dallas soul.”



[Rendering: Binyan Studios]

Amenities and highlighted features include a top-of-the-tower penthouse

Each of the 60 residences will include a private terrace.

At the top of the tower, a 6,866-square-foot penthouse on the 29th floor will feature more than 3,300 square feet of outdoor space, which Kaizen said will “crown the tower as a glass pavilion in the sky.”

In addition to the residences, the 214-key Dallas EDITION Hotel will include a signature restaurant and bar, ballroom and meeting spaces, a pool deck, and a full-service spa with hydrotherapy and recovery-focused amenities.



[Rendering: Binyan Studios]

A wellness center will offer fitness and longevity programming guided by a “Wellness Concierge,” according to the developers. Residents will also have preferred access to the hotel’s dining, wellness offerings, and EDITION services.

Quincy Preston contributed to this report.