

Former broadcasting site in Dallas gets ready for demolition

Demolition project to make way for new mixed-use hub near Uptown Dallas



Construction fencing has been erected around the 2.3-acre tract in Dallas once housing KERA's operations. The site is making way for a new mixed-use development. (Candace Carlisle/CoStar News)

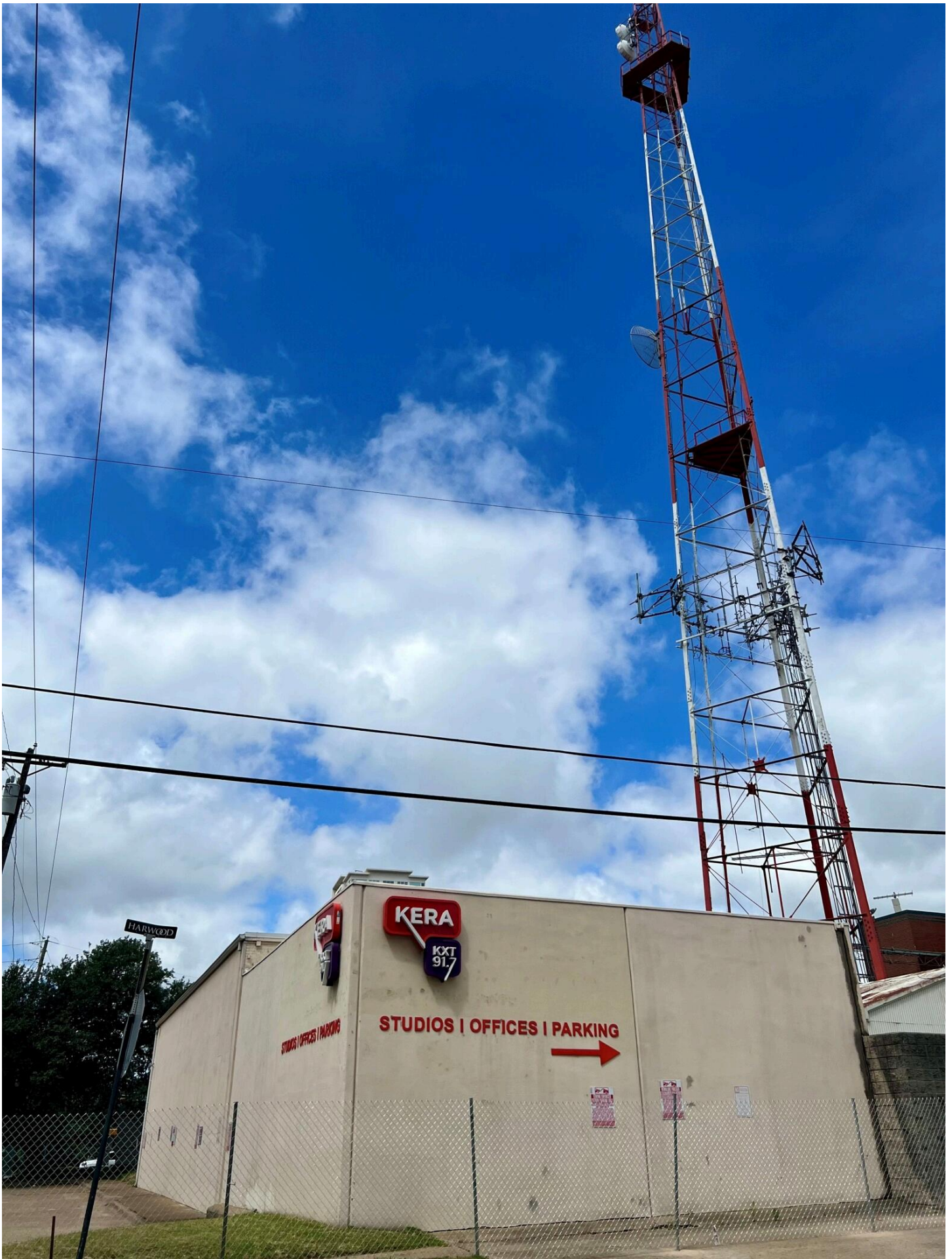
By **Candace Carlisle**
CoStar News



June 26, 2025 | 5:36 P.M.

A construction fence now encases what was once KERA's Dallas broadcasting headquarters as workers begin demolition on the site to make way for a new mixed-use development.

There will be no dramatic implosion, a project spokesperson tells CoStar News, but the existing building will be disassembled brick by brick, including the dismantling of a nearly 300-foot radio transmission tower to make way for what is known as **Chalk Hill**. The new mixed-use project is expected to add over 400,000 square feet of office space, a 217-key lifestyle luxury hotel, 61 luxury-branded condominium units and multiple restaurants.



The nearly 300-foot radio transmission tower will also be dismantled to make way for the new mixed-use development, called Chalk Hill. (Candace Carlisle/CoStar News)

Kaizen Development Partners CEO Derrick Evers said Chalk Hill will create not just a trophy asset, but "an iconic contribution to the city and to the community."

Kaizen has developed trophy office space near Uptown Dallas with [The Link at Uptown](#), an office tower built in 2021 that is more than 97% leased. The developer is also teaming up with HN Capital on the hotel.

The Uptown Dallas area continues to be one of the most sought-after office markets in the United States, said Blake Shipley, managing director of JLL, who is helping oversee Chalk Hill's office leasing.

According to CoStar data, Uptown Dallas ranks as one of the top global submarkets for new construction with about 2 million square feet of space underway. Uptown Dallas ranks No. 5 after submarkets in Seattle, Boston, New York and London. Much of that new construction in Uptown Dallas is already leased to financial services' giants Goldman Sachs and Bank of America.

The development cost of Chalk Hill was not disclosed, however, according to a work permit filed in January, the above- and below-grade parking garage totaling more than half-a-million-square feet of space was expected to cost \$72 million.

Related Content



[KERA to temporarily move into downtown Dallas space to make way for mixed-use project > >](#)

The office building is designed to have upscale amenities, including a fitness center with spa-like locker rooms, saunas and cold plunge, nearly an acre of green roof space for tenants, conference areas, multiple hospitality inspired lounge spaces and a multipurpose executive board and dining room.

KERA temporarily moved to One Arts Plaza in the Dallas Arts District within downtown Dallas before construction began. The 64-year-old public broadcasting station serving up PBS and NPR programming will move back to what will be Chalk Hill upon completion of construction.

Workers began abatement and demolition work this week on the buildings at the 2.3-acre site at the corner of Wolf Street and N. Harwood Street, officials said. The project's name Chalk Hill is a nod to the site's geological seam of limestone, which is known as the Austin Chalk Formation.

For the record

BOKA Powell is the project designer for Chalk Hill. Balfour Beatty is the project's general contractor. JLL's Shipley and T.D. Briggs are overseeing office leasing at Chalk Hill.

Follow us on Social Media

Have feedback or questions? Email us at news@costar.com

IN THIS ARTICLE

Properties

[Chalk Hill](#)
3131 N Harwood Street, Dallas, TX

Companies

[HN Capital Partners](#)