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Hotel Construction Boom: Dallas Tops U.S. with 197 Projects at Q3 Close

Lodging Econometrics October, 28 2025

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Rendering of the Dual-Branded AC Hotel and Moxy Hotel to open Summer 2026 in Dallas - Image Credit Peachtree Group

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The U.S. hotel construction landscape is experiencing significant growth, with Dallas emerging as a leader in the sector. According to the Q3 2025 U.S. Hotel Construction Pipeline Trend Report by [Lodging Econometrics](#) (LE), Dallas tops the nation with 197 hotel projects, marking a new milestone in the industry. This article examines the current state of hotel construction across major U.S. markets, highlighting Dallas's prominent position and future projections.

Current Hotel Construction Pipeline

At the close of the third quarter of 2025, Dallas leads the U.S. hotel construction pipeline with 197 projects totaling 24,310 rooms. This positions Dallas ahead of other major markets such as Atlanta, which follows with 160 projects and 18,239 rooms. Nashville, Phoenix, and Austin also feature prominently in the pipeline, with 130, 125, and 124 projects, respectively.

Projects Under Construction

Phoenix currently leads in the number of projects under construction, with 36 projects totaling 5,009 rooms. Dallas follows closely with 32 projects and 3,668 rooms. New York, Miami, and Atlanta also have significant numbers of projects under construction, indicating a robust growth trajectory in these markets.

Future Construction Plans

Dallas is not only leading in current projects but also in future construction plans. The city has 80 projects totaling 8,894 rooms scheduled to start within the next 12 months. Atlanta follows this with 61 projects and Austin with 57 projects. The early planning stage also sees Dallas at the forefront, with 85 projects and 11,748 rooms in the pipeline.

Renovations and Conversions

The U.S. market also sees a significant number of hotel renovations and brand conversions, with 2,043 active projects and 271,177 rooms. Washington, DC-MD-VA, leads in this category with 37 projects, followed by Houston and Atlanta. These renovations and conversions indicate a trend towards upgrading existing facilities to meet modern standards and guest expectations.

New Hotel Openings

In the first three quarters of 2025, 490 new hotels with 57,479 rooms opened across the U.S. Atlanta leads with 17 new hotels, followed by Dallas with 14. New York, Nashville, and Orlando also saw significant new hotel openings, contributing to the hospitality sector's overall growth.



Forecast for 2026 and Beyond

Looking ahead, forecasts for 2026 and 2027 show Dallas continuing to lead in new hotel openings. In 2026, Dallas and Phoenix are expected to each open 25 new hotels, while in 2027, Dallas is projected to open 34 new hotels. This sustained growth underscores Dallas's strategic importance in the U.S. hotel industry.

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