Storied Hilton Anatole Dallas to get $100 million makeover

Upscale hotel signs new long-term management agreement with Hilton

The Hilton Anatole Dallas, a 1,617-room upscale hotel, sits on a 52-acre campus along Stemmons Freeway, just north of downtown Dallas. (CoStar)

By Candace Carlisle
CoStar News
December 5, 2025 | 3:13 P.M.

An upscale Dallas hotel built by legendary developer Trammell Crow is expected to get a $100 million renovation to its atrium, meeting spaces and common areas as well as its 1,617 rooms over the next few years.

The plans, as outlined by Dallas-based owner Crow Holdings, come as the storied Hilton Anatole Dallas hotel signs a new long-term management agreement with Hilton. The hotel has been a Hilton-branded property for the past two decades.

The Hilton Anatole, named after a favorite Copenhagen restaurant of the late Trammell Crow, has been "a fixture of Dallas for decades," said Crow Holdings Chief Financial Officer Ian Dilley.

“The Anatole has long served as a gathering place for connection, collaboration and celebration," Dilley said, in a statement. "This next chapter will ensure the hotel remains a defining destination for Dallas for generations to come.”

The lobby atrium of the Hilton Anatole Dallas is one of the many places where the hotel's expansive art collection has a place. (CoStar)

The sprawling hotel sits on a 52-acre campus with a sculpture garden and one of the largest hotel art collections in the United States, with more than 1,000 pieces of art from throughout the world. The hotel also has nine restaurants and bars, as well as a water park called JadeWaters.

Over the years, the Anatole has hosted presidents, dignitaries and millions of guests.

The new agreement with Hilton coincides with a $100 million investment to renovate the hotel's guest rooms, meeting spaces, common areas and other amenities over the next several years. The upgrades to the 1979-era hotel are expected to bolster the Anatole's reputation as being a destination for visitors and group business, officials said.

The renovations are scheduled to take place through 2028.

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