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Dallas: \$650M luxury project near Katy Trail lands hotel, condo brand

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## \$650M luxury project near Katy Trail lands hotel, condo brand

**Condos will start at \$1.5 million.**

The Dallas Morning News

By [Nick Wooten](#)

Mar. 27, 2026, Updated 9:40 a.m. CDT



Kaizen Development Partners announced that the EDITION brand was selected as the official condo and hotel partner for the Chalk Hill development.

Courtesy of Kaizen Development Partners

The developer behind a more than \$650 million mixed-use project at the [“gateway to Uptown”](#) has named the operating brand for its luxury hotel and condo tower.

Kaizen Development Partners announced that the Edition brand was selected as the official partner. The Dallas Edition hotel and The Residences at The Dallas Edition will be the luxury flag’s first Texas location.

The Edition brand is a partnership between hotelier Ian Schrager and Marriott International.

The 214-room hotel and 60 condominium units will be housed inside a 29-story high-rise at the 2.5-acre site at 3031 N. Harwood St. Another 22-story tower in the development will feature 400,000 square feet of Class AA office space. Retail, food and beverage offerings will be spread across the two distinct buildings.

Pricing for the condo units starts at \$1.5 million for one-bedroom units. Sizes range from nearly 1,100 to roughly 6,900 square feet. One-, two-, three- and four-bedroom units are offered, and each condo has a private terrace.

Amenities include a full spa treatment program, golf simulator and 24-hour valet, reception desk and security.

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The property includes one “crown penthouse” with a private and secure elevator landing, wrap garden terrace, a private pool and 3,300 square feet of private outdoor space.

Douglas Elliman Development Marketing will handle exclusive sales and marketing for the multimillion-dollar condos. Kaizen CEO and Managing Partner Derrick Evers previously told *The Dallas Morning News* that the most expensive unit was roughly \$20 million.

“The work we are doing with EDITION is a tribute to the city’s evolution and the legacy we are helping shape,” Evers said in a statement. “With its history, scale, and visibility, Chalk Hill demanded a thoughtful, design-driven approach. By bringing EDITION to Texas for the first time, we are creating a destination where global sophistication meets Dallas soul.”

At the residences, New York's bonetti/kozerski architecture is handling the interiors. Architecture is led by BOKA Powell, and SWA in collaboration with SCDA are handling the landscape architecture.

Evers previously said that Kaizen was preparing for the next steps at Chalk Hill. 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 finish by the end of 2028.

Evers estimates the development just off the Katy Trail will be valued at "well over" \$650 million when finished.

Kaizen and radio station KERA [announced the project 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 is building its headquarters adjacent to the towers. "Dallas embodies energy, growth, and sophistication, making it the perfect home for the EDITION brand," said Dana Jacobsohn, chief development officer for North America luxury and global for mixed-use at Marriott International.

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