



Dallas City Hall Debate Puts 1823 Cadiz Street in Spotlight

Rare Downtown Dallas Development Site Surges in Visibility Amid Mavericks and City Hall Redevelopment Buzz



1823 Cadiz Street, downtown Dallas, Texas 75201

Is This the Next Big Block in Downtown Dallas?

Mavericks, CityHall, and ConventionCenterMomentum
All Roads Lead to 1823 Cadiz Street

The [City Hall Corridor debate](#) is putting [1823 Cadiz Street](#) in the spotlight — a [0.67-acre development site](#) assembled by **Wildcat Management**, less than six

blocks from **City Hall**, the **Kay Bailey Hutchison Convention Center**, and the **rumored new Mavericks arena**.

LoopNet Listing - 1823 Cadiz Street



This property covers nearly **half a city block**, making it one of the **largest remaining undeveloped parcels** in the Downtown core.

Highlights

- ✓ **Prime location** within City Hall–Convention Center corridor
- ✓ **Flexible zoning (PD 357)** with **no height restriction**
- ✓ Located in both the **Newpark TIF District** and a **Federal Opportunity Zone**
- ✓ **Half a city block** with potential for multifamily, hotel, or mixed-use
- ✓ Prior concepts: **250 residential units** or a **200-key hotel with ground-floor retail**

As the **\$3.7B Convention Center redevelopment**, **Newpark District**, and **Hunt Realty's Reunion project** gain traction, 1823 Cadiz Street is emerging as a **front-row site** in Downtown Dallas' most ambitious wave of investment.



Looking toward the site from the Dallas Farmers Market, with shops and restaurants just steps away.

Why It Matters

With [corporate relocations](#), [institutional capital](#), and major civic projects converging downtown, this is a **rare chance to design into momentum that's already here** — not speculation on what might come next.

“For developers, chances to control large, contiguous land in fast-growing downtowns are becoming scarce — and that is especially true in Dallas.”

— Tanya Ragan

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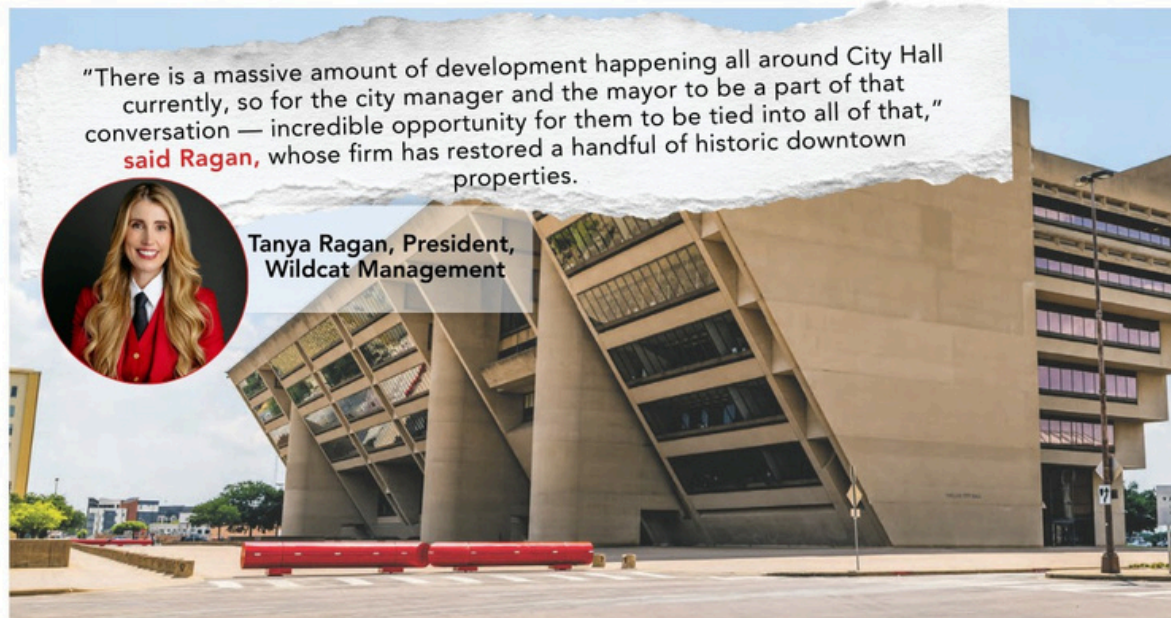


In the News

DALLAS BUSINESS JOURNAL

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Preservationists, developers have very different ideas



IS THIS BUILDING WORTH SAVING?

Preservationists, developers have very different ideas

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he question about what to do with City Hall fits into multiple contentious debates about the future

47-year-old building, including leaky plumbing, an outdated HVAC system and significant problems with the

ists and some concerned citizens fear tearing down the building will negatively impact Dallas' character and speaks to the city's penchant for destroying the old in favor of making way for the new and glamorous.

Council's decision doesn't endorse either option but it directs City Manager Kim Tolbert to "evaluate real estate opportunities" tied to City Hall, including looking at moving into leased or owned space and what that would cost compared to repairing the

you don't think about City Hall very often. But the fight over its future is more than just a feud between developers and preservationists — it's part of a larger conversation about the future of downtown and the city's vast real estate portfolio, which is weighed down by long-deferred maintenance needs.

Kicking the can

For a long time, Dallas residents have indicated that investing in City Hall

Dallas Business Journal Cover Story: Wildcat's Tanya Ragan on the Future of Downtown

The Dallas Business Journal recently interviewed Tanya Ragan for its [cover story on the potential teardown and redevelopment of Dallas City Hall](#) — a conversation now shaping the next chapter of the city's urban core.

In the interview, Ragan discussed how the **City Hall and Convention Center corridor** represents one of the most important civic and economic development opportunities in Dallas' modern history — and why **private investment and public partnerships** are critical to unlocking its potential.

"There is a massive amount of development happening all around City Hall — an incredible opportunity for the city to be tied into that,"

— [Tanya Ragan, President, Wildcat Management](#)



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