WILDCAT MANAGEMENT · OPPORTUNITY SERIES · APRIL 2026

Dallas has crossed a threshold most American cities never reach.

And there is one parcel sitting at the center of it.
Tanya Ragan on the moment — and the site — investors cannot afford to miss.

1823 Cadiz Street · Positioned at the center of Dallas’s most ambitious wave of public and private investment

From The Analysis

I recently stood at the corner of Cadiz Street and did something I rarely do anymore. I stopped. In twenty years of working in downtown Dallas, I have learned to keep moving. This city rewards the people who see around corners, not the ones who linger at them.

But standing at this intersection, watching the foot traffic, the new **Dallas Convention Center six blocks away,** the cranes visible on two sides, I found myself doing the math in my head. Not the financial math. The bigger math. The math of what a city looks like when it has decided, at scale, that a single corridor is the future.

Read the full analysis on TanyaOutLoud.com →

You are not betting on a neighborhood. You are betting on one of the fastest-growing cities in America.

The City Is Your Demand Driver

✅ 49 million annual visitors to Dallas-Fort Worth. Number one fastest-growing visitor market in the country.

✅ 700 new residents added to DFW every single day.

✅ **11 major corporate headquarters relocated to the region in recent years.**

✅ **$3.7 billion Convention Center redevelopment. Funded. Six to eight blocks away. Opens 2029.**

> *"When a city of this size crosses this kind of threshold, the window for early positioning is real — and it closes."*
>
> — Tanya Ragan, Founder & President, Wildcat Management

1823 CADIZ STREET · DALLAS CBD

Every other parcel starts here. You start here.

Typical downtown parcel	1823 Cadiz — your day one
Height restrictions cap your upside	✓ No height cap — 31+ stories possible
Parking minimums destroy density math	✓ Minimal parking — density first
18+ months entitlement risk	✓ PD 357 in place — no variance needed
Irregular geometry raises build cost	✓ Near-square footprint — podium efficient
Assembly requires years, many transactions	✓ Single parcel · ~0.67 ac · no assembly
No incentive stack	✓ TIF + Opportunity Zone + 20:1 FAR

The scarcity isn't the land. It's the entitlements — and this site already has them.

Why Every Other Par cel Starts Behind This One

The scarcity is not the land. It is the entitlements. A typical downtown site comes with height restrictions that cap your upside, parking minimums that destroy your density math, 18 or more months of entitlement risk before a shovel touches ground, irregular geometry that raises build cost, years of assembly across multiple transactions, and no incentive stack.

1823 CADIZ STREET · DALLAS CBD

Three layers of incentive — stacked and waiting

ZONING
PD 357 — maximum flexibility
No height cap · No parking minimum · All uses by right · No variance needed
Entitlement risk = zero

TAX INCREMENT
Newpark TIF District
Future property tax revenue reinvested back into the project — reducing infrastructure costs
Infrastructure cost offset

FEDERAL
Opportunity Zone
Defer and reduce capital gains taxes · Long-term hold benefits for institutional capital
Capital gains tax advantage

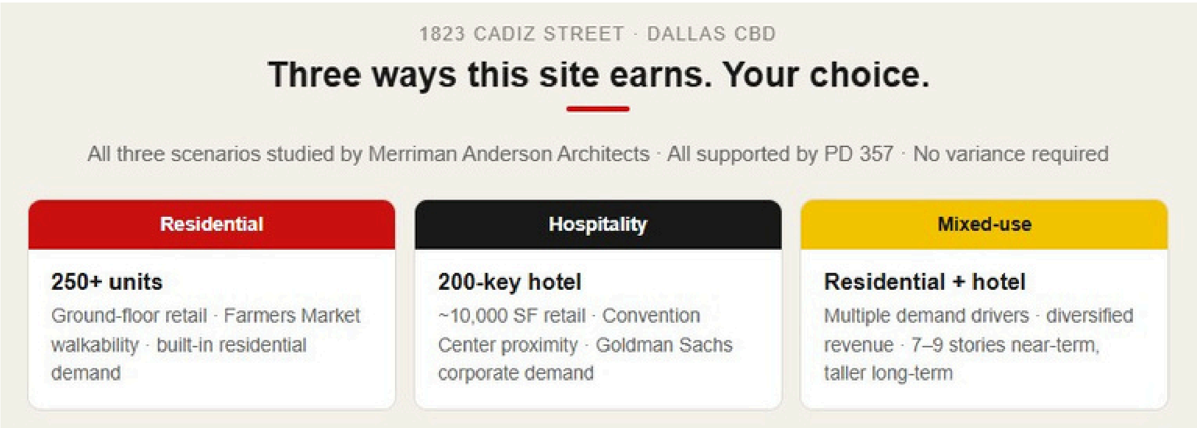
All three layers transfer to any buyer at acquisition. No additional approvals required.

Three Layers of Incentive — Stacked and Waiting

PD 357 Zoning: No height cap. No parking minimum. All uses by right. No variance needed. Entitlement risk is zero.

Newpark TIF District: Future property tax revenue reinvested back into the project, reducing infrastructure costs.

Federal Opportunity Zone: Defer and reduce capital gains taxes. Long-term hold benefits for institutional capital.



All three scenarios studied by Merriman Anderson Architects for Wildcat Management · All by right under PD 357 · No variance required

Three Ways This Site Earns — Your Choice

Residential: 250 plus units with ground-floor retail. Farmers Market walkability and built-in residential demand.

Hospitality: 200-key hotel with approximately 10,000 square feet of retail. Convention Center proximity and corporate demand built in by 2029.

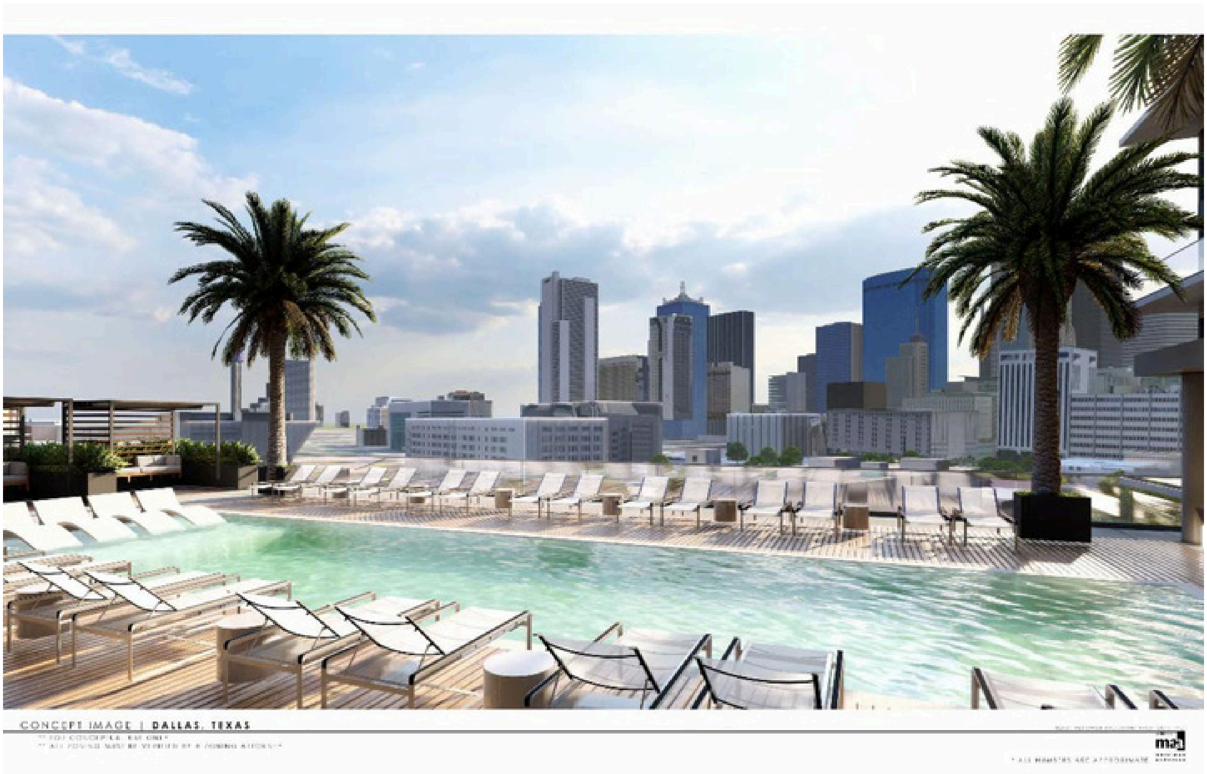
Mixed-use: Residential plus hotel. Multiple demand drivers, diversified revenue, 7 to 9 stories near-term and taller long-term

1823 Cadiz Street · Dallas CBD · 0.67 acres · Surface parking today · Skyline tomorrow

The Site Today

1823 Cadiz Street sits directly between the Farmers Market District, City Hall, and the emerging Mavericks Arena District, six blocks from the $3.7 billion Convention Center redevelopment.

> *“What gets built on this corner will be part of Dallas' skyline for a hundred years. This is not a real estate decision. It is a legacy decision.”*
>
> — Tanya Ragan, Founder & President, Wildcat Management



Read The Full Investment Analysis

Published on **TanyaOutLoud.com**. The Opportunity Series. Full site context, zoning detail, entitlement breakdown, and development framework.

To schedule a site walk or request materials, contact Monica Moreno directly.
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Wildcat Management
Urban Redevelopment | Mixed Use | Historic Preservation
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Conceptual renderings by Merriman Anderson Architects for Wildcat Management.
For conceptual use only. All zoning must be verified by a zoning attorney.
All numbers are approximate.

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