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Redo is envisioned for derelict hotel

Plans call for much of the Statler Hilton to become condos

By **STEVE BROWN**
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A Houston investor is negotiating to purchase downtown Dallas' derelict Statler Hilton Hotel and plans to redevelop the building.

Gary Goff is joining a group of out-of-state partners on the project, which is in the early planning stages.

Redevelopment plans call for converting much of the 19-story building at 1902 Commerce St. into residential units.

"Our recommendation is to keep a portion of the building as a hotel and the rest of the building as condominiums," said Dallas architect Mark Humphreys, whose firm has done some preliminary design work for the buyers. "We're working on a lot of condo projects in other markets that include hotels."

Mr. Goff could not be reached Monday for details about his proposal for the Statler Hilton. His Houston firm, the Gadfy Group, has optioned the 49-year-old Statler Hilton from Far East investors who have owned the property since the 1990s.

The building most recently operated as the Dallas Grand Hotel



BRAD LOPER/Staff Photographer

A Houston investor is in talks to buy the downtown Dallas hotel, which was once the flagship of the Statler Hilton chain.

but has been closed for several years.

Several potential developers have looked at converting the vacant building into residential or other uses.

Alice Murray, president of the

Central Dallas Association, said Mr. Goff recently talked with city officials and other downtown business leaders about his plans for the old hotel.

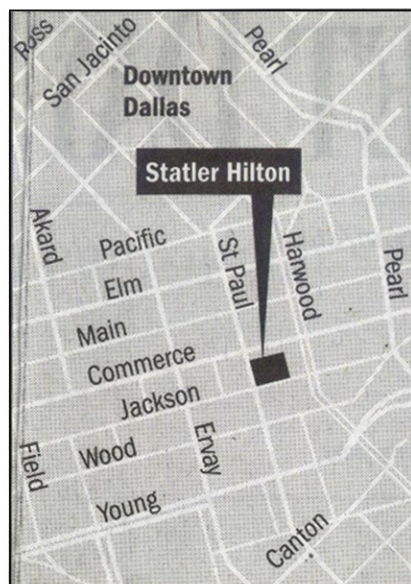
"They've been visiting with a few people about the project," Ms. Murray said.

The 738-room Statler Hilton is one of the largest empty buildings in downtown Dallas.

Built in 1956, it was once the flagship of the Statler Hilton chain and one of the largest hotels west of the Mississippi.

The Hilton Hotel chain sold the building in the late 1980s when it pulled out of the downtown market.

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