

The Purse Building

Every other deal starts here. You start here.

The approvals are done. The clock has already run — and you skipped it.

Typical historic conversion

Months 1–4

Apply for historic status (Part A)

Months 4–9

Submit work plan (Part B review)

Months 6–14

Landmark board + COA hearings

Months 12–18

Secure + extend state/federal credits

Months 6–18

Hire architect + feasibility study

The Purse Building — your day one

Already done

Part A — historic status secured



Approved — amendable to hotel

Part B — work plan in hand



Issued + extended by City of Dallas

COA in hand — interior work can begin



Extended through 2029

Federal + state credits extended



Merriman Anderson Architects

112-room study complete



18–24 months of predevelopment risk

already absorbed by the current owner. A buyer inherits the benefit — not the burden.

Months 18–24+

Finally ready to break ground

Permits ready in 6–8 weeks

Construction begins — ~9 months to open

Still in approvals...

or starting over

Open for business in ~1 year

from acquisition — not 3 years