



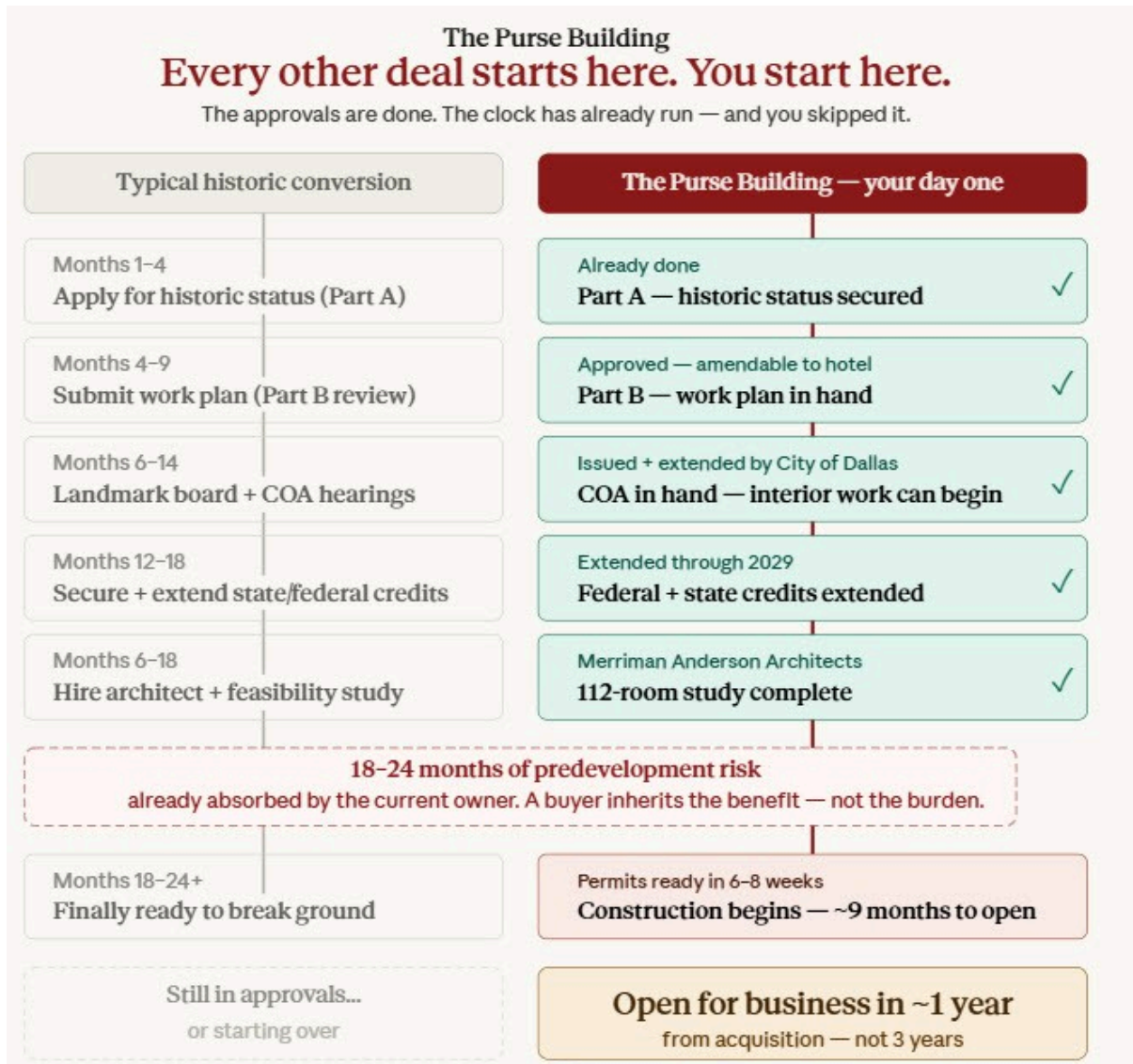
You Don't Pay Full Price for This Building
~45% Of The Project Cost Can Come Back as
Cash—Fully Approved



Purse Building | 601 Elm Street, Dallas, TX

At [601 Elm Street](#), the numbers work before you open the doors. Most deals don't work because the cost to build is too high - this one solves that up front

Why This Deal Works



Most historic conversions fail for one reason: **They cost too much to adapt.**

This one doesn't

Because nearly **half of your construction cost is offset** through approved incentives.

Here's the Simple Version:

- Spend **\$20M-\$25M** to redevelop
- Receive **~\$12M-14M back** through incentives
- Sell those credits → turn them into **real cash upfront**

👉 **Your true cost is dramatically lower than your budget.**

How the Incentives Work (Without the Complexity)



Think of this like a built-in financial partner:

- The government **rewards you for restoring historic buildings**
- They give you **credits based on what you spend**
- Those credits can be **sold for cash immediately**

What's Included Here:

- 20% Federal
- 25% Texas Credit
- 10- Year Property Tax Relief (City of Dallas)

👉 Combined impact: **~45% of eligible costs returned**

Even Simpler:

- If you spend \$1.00
 - You may get back ~\$0.45
 - And you don't have to wait years to use it.
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This Is Not a 3-Year Development Timeline



This is Not a 3- Year Development Timeline

Most historic projects:

- 18-24 months in approvals
- High risk before construction event starts

This one is ready now

- ✓ Historic approvals complete
- ✓ Tax credits secured
- ✓ Plans studied + optimized
- ✓ Pat to permits: ~60 days

👉 Open in ~12 months, not 3+ years

This Corner is a Brand Statement

The Purse Building · 601 Elm Street, Dallas

The city itself is your demand driver.

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

<p>ANNUAL VISITORS</p> <p>49M</p> <p>to Dallas-Fort Worth</p> <p>#1 fastest-growing visitor market in the US</p> <p>↑ tap to explore</p>	<p>NEW RESIDENTS</p> <p>700</p> <p>every single day</p> <p>On track to surpass Chicago by 2032</p> <p>↑ tap to explore</p>	<p>CONVENTION CENTER</p> <p>\$3.7B</p> <p>expansion — opens 2029</p> <p>6 blocks from the Purse Building</p> <p>↑ tap to explore</p>
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And then there's the corner itself.

This is not just a Dallas story. This is a single address doing extraordinary things.

<p>3M+</p> <p>pedestrians past the front door annually</p>	<p>4M+</p> <p>annual Dealey Plaza visitors — across the street</p>	<p>#6</p> <p>US city by GDP — rising fast</p>
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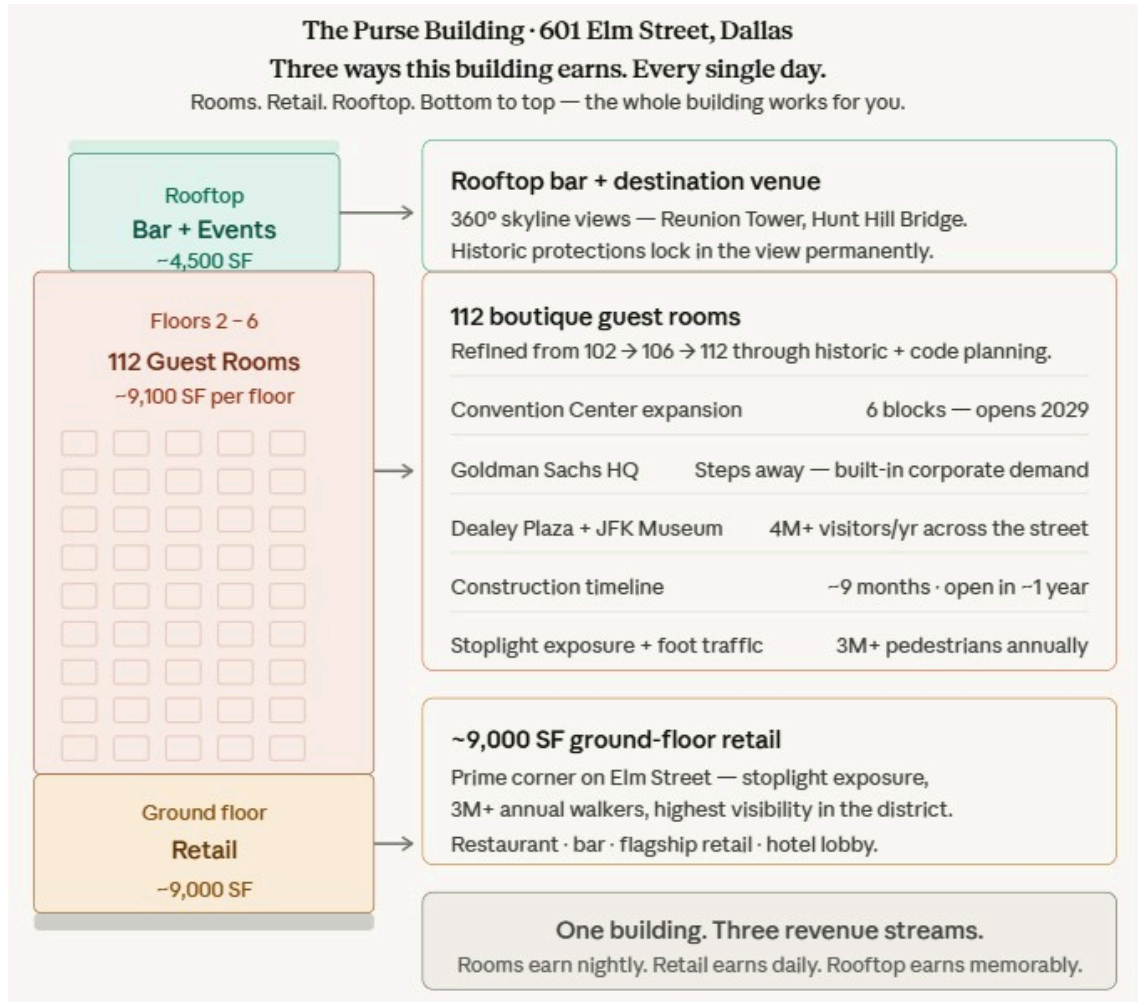
"For a buyer who wants a presence in Dallas, this isn't just a real estate acquisition. It's a highly visible brand statement."

— Tanya Ragan, President, Wildcat Management

- 3M pedestrians/ year
- Direct path to [Dealey Plaza \(4M+ Visitors\)](#)
- Steps from [Goldman Sachs](#)
- Near [\\$3.7B Convention Center expansion](#)
- Across from the [\\$500M Dallas College Campus expansion](#)

👉 You are not creating demand - you are stepping into it

Boutique Hotel Program



- 112 Keys
- 9,000 SF Retail
- 4,500 SF rooftop bar with skyline views

👉 Rooftop + Visibility Alone = Premium ADR Potential

What You're Actually Buying



FRONT ENTRY | PURSE HOTEL

18

Not just a building -

- Approvals already done
- Incentive already secured
- Design already studied
- Timeline already compressed

👉 This is a de-risked entry into downtown Dallas hospitality

Review the Full Opportunity

- [View Renderings](#)
- [Download Buyer Package](#)
- [Schedule a Walkthrough](#)

[Request Full Package](#) →

As Featured In

As featured in



Tanya Ragan Shares 20-Year Perspective on Dallas' Rise

Tanya Ragan of Wildcat Management reflects on Dallas' transformation from a regional market to a global investment hub.



Featured nationally for shaping Downtown Dallas redevelopment

[Read Article Here](#)

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