

CASE STUDY

The Hanover Turtle Creek Elevating Luxury Living in Dallas' Premier Urban Oasis

Executive Summary

The Hanover Turtle Creek Project represents a pinnacle of contemporary luxury residential development in Dallas, Texas. Developed by The Hanover Company in partnership with GID Development Group, these two (2) 21-story high-rises on Turtle Creek Boulevard introduce more than 600 meticulously designed apartments to the esteemed Turtle Creek neighborhood. Blending sophisticated architecture by Solomon Cordwell Buenz with unparalleled amenities, the Project emphasizes elevated urban living, seamless integration with surrounding green spaces, and forward-thinking features like EV charging stations. **Checkmark's contractual component is more than 1.4 million dollars.**

The first Tower is scheduled for full completion late 2025 with Hanover Turtle Creek not only enhancing the skyline of Uptown Dallas but also sets a new standard for community-oriented high-rise residences, offering residents breathtaking views, resort-style conveniences, and proximity to the city's cultural and recreational heartbeat. This Case Study explores the Project's Vision, Features, and lasting impact on Dallas' Luxury Housing Landscape.

Introduction: The Allure of Turtle Creek

Nestled in the heart of Dallas' Uptown district, the Turtle Creek neighborhood has long been synonymous with refined elegance and natural serenity. Bordered by the winding Turtle Creek and lush Katy Trail, this enclave offers a rare fusion of verdant landscapes, historic charm, and vibrant urban energy. Home to iconic landmarks like the Dallas Museum of Art and the Winspear Opera House, Turtle Creek attracts discerning professionals, families, and retirees seeking a lifestyle that balances tranquility with accessibility. With its tree-lined boulevards and proximity to major employment hubs in downtown Dallas, the area boasts some of the city's **highest property values** and desirability indices.

Amid this prestigious setting, The Hanover Turtle Creek Towers emerge as a transformative addition. Replacing outdated low-rise structures from the 1960s, the Project revitalizes a key 1.5-acre site (Tower 1) at the intersection of Turtle Creek Boulevard and Fairmount Street. Total Project Value at approximately \$400 million, it



underscores a commitment to honoring the neighborhood's heritage while introducing modern luxury that aligns with

Dallas' evolving skyline. As of this Case Study, October 2025, with construction fully wrapped and leasing underway, Hanover Turtle Creek Tower 1 is poised to become a landmark residence, fostering a sense of community in one of America's most coveted addresses.

Project Overview: Development and Design Team

The Hanover Company, a Houston-based leader in multifamily developments with over five decades of experience, spearheaded this venture in collaboration with GID Development Group, a National investor renowned for innovative urban projects. The partnership ensures a blend of local insight and global expertise, delivering a \$400 million investment that prioritizes quality craftsmanship and resident-centric design.

Architectural firm Solomon Cordwell Buenz (SCB), celebrated for iconic high-rises like Chicago's Aqua Tower, crafted the 21-story towers. SCB's vision emphasizes a sleek glass-and-stone facade that harmonizes with Turtle Creek's natural contours, featuring expansive balconies and floor-to-ceiling windows to maximize light and views. General contractor Hanover RS Construction LLC oversaw the build, achieving a total gross square footage of ~1 million square feet, including a multi-level parking garage. The first Tower Project broke ground in summer 2023, topped out in early 2024, and reached substantial completion by August 2025, with full occupancy for Tower 1 targeted for early 2026.

Architectural Excellence and Residences

Hanover Turtle Creek's architecture transcends functionality, embodying SCB's signature fluidity and elegance. The curtain-wall system of low-iron glass reflects the creek's shimmering waters, while limestone accents nod to Dallas' mid-century modern legacy. Interiors, curated by designer-selected finishes, feature 9- to 10-foot ceilings, wide-plank oak flooring, and spa-inspired bathrooms with rain showers and dual vanities.

Residences cater to diverse lifestyles, from urban professionals to empty-nesters. All units include private balconies, in-unit washers/dryers, and smart home integrations for lighting and climate control. Gourmet kitchens boast quartz countertops, chef-grade stainless appliances, and soft-close cabinetry with under-cabinet lighting.

Rents reflect premium positioning, with penthouses offering exclusive perks like dedicated concierge service.

World-Class Amenities

Hanover Turtle Creek elevates daily life through a curated suite of amenities, fostering wellness, connectivity, and leisure. The crown jewel on Tower 1 is the 22nd-floor rooftop pool deck, a resort-style oasis with cabanas, fire pits, and panoramic skyline views—perfect for sunset gatherings. Below, a state-of-the-art fitness center with Peloton bikes and yoga studios promotes active lifestyles, complemented by a pet-centric ecosystem including a dedicated dog park, spa, and grooming stations.

Community spaces emphasize productivity and socialization: a coworking lounge with high-speed Wi-Fi and conference pods, plus an elevated green terrace for al fresco dining with grills and loungers. Concierge and valet services handle errands and parking, while EV charging stations and a package concierge underscore convenience. Pet-friendly policies extend to breed restrictions and dedicated trails, aligning with Turtle Creek's outdoor ethos.

Sustainability and Community Integration

While pursuing formal certifications like LEED remains aspirational, Hanover Turtle Creek embeds green principles throughout. EV-ready parking supports electric mobility, and energy-efficient systems, including LED lighting, low-flow fixtures, and high-performance insulation, minimize environmental impact. The design maximizes natural ventilation and daylighting, reducing reliance on artificial systems. Surrounded by Turtle Creek's 200+ acres of parks and trails, the project enhances biodiversity through native landscaping and permeable surfaces for stormwater management.

Beyond ecology, the development strengthens neighborhood ties. Ground-floor activation invites public access to select green spaces, and partnerships with local organizations like the Turtle Creek Association promote trail maintenance and events. This integration not only boosts property values, projected to rise 15-20% in the vicinity, but also contributes to Dallas' goal of sustainable urban growth, aligning with city initiatives for resource conservation and resilient infrastructure.

Economic Impact and Future Outlook

The two (2) Tower, \$400 million investment has generated hundreds of construction jobs and stimulated local economies through vendor partnerships. Post-completion, it promises sustained vitality: 600+ units at premium rents could yield \$15-20 million annually in tax revenue, while attracting high-income residents to Uptown's retail and dining corridors. As Phase 2 (Tower 2) advances, adding complementary towers, the



site evolves into a mixed-use hub, potentially incorporating boutique retail and wellness facilities by 2027. Looking ahead, Hanover Turtle Creek positions Dallas as a magnet for luxury living, drawing comparisons to coastal enclaves like Miami's Brickell. With 80% of Tower 1 pre-leased as of October 2025, demand underscores its success in addressing the city's housing shortage for upscale rentals.

Conclusion

The Hanover Turtle Creek is more than a high-rise; it is a testament to visionary development that harmonizes luxury with livability. By leveraging SCB's architectural prowess, The Hanover Company's executional excellence, and a deep respect for Turtle Creek's legacy, the project delivers an unparalleled residential experience. As residents settle into its sunlit spaces and skyline vistas, Hanover Turtle Creek will indelibly shape Dallas' Narrative, one of Innovation, Sustainability, and Sophisticated Serenity. For those seeking the epitome of urban elegance, this is home redefined.