

Business

Fort Worth chamber's Centennial Club

Fort Worth Chamber of Commerce signaled the debut of the Centennial Club, which recognizes businesses that have operated for a century. **6B**
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DALLAS

\$650M project marks Edition's Texas debut

Kaizen Development Partners collaborated with the luxury hotel, condo brand

By **NICK WOOTEN**
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The developer behind a more than \$650 million mixed-use project at the "gateway to Uptown" has named the operating brand for its luxury hotel

and condo tower.

Kaizen Development Partners announced that the Edition brand was selected as the official partner. The Dallas Edition hotel and The Residences at The Dallas Edition will be the luxury flag's first Texas location.

The Edition brand is a partnership between hotelier Ian Schrager and Marriott International.

The 214-room hotel and 60 condominium units will be housed inside a

29-story high-rise at the 2.5-acre site at 3031 N. Harwood St. Another 22-story tower in the development will feature 400,000 square feet of Class AA office space. Retail, food and beverage offerings will be spread across the two distinct buildings.

Pricing for the condo units starts at \$1.5 million for one-bedroom units. Sizes range from nearly 1,100 to roughly 6,900 square feet. One-, two-, three- and four-bedroom units are offered,

and each condo has a private terrace.

Amenities include a full spa treatment program, golf simulator and 24-hour valet, reception desk and security.

The property includes one "crown penthouse" with a private and secure elevator landing, wrap garden terrace, a private pool and 3,300 square feet of private outdoor space.

Douglas Elliman Development Marketing will handle exclusive sales

and marketing for the multimillion-dollar condos. Kaizen CEO and Managing Partner Derrick Evers previously told *The Dallas Morning News* that the most expensive unit was roughly \$20 million.

"The work we are doing with EDITION is a tribute to the city's evolution and the legacy we are helping shape," Evers said in a statement. "With its his-

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FINANCIAL MARKETS

Stocks cap worst streak since Iran war began

S&P 500, Dow Jones fall, while oil climbs to over \$105, ending a week of flip-flops

By **STAN CHOE**
 The Associated Press

NEW YORK — U.S. stocks deepened their drops Friday as Wall Street finished off a fifth straight losing week, its longest such streak in nearly four years.

The S&P 500 fell 1.7% to close its worst week since the war with Iran began. The Dow Jones Industrial Average lost 793 points, or 1.7%, and fell more than 10% from its record set last month, while the Nasdaq composite sank 2.1%.

The losses were a break from Wall Street's pattern this week, where the U.S. stock market flip-flopped from gains to losses each day as hopes rose and fell about a possible end to the war.

Moments after the U.S. stock market finished trading on Thursday, President Donald Trump offered more potential for optimism. He extended a self-imposed deadline to "obliterate" Iran's power plants to April 6 if it doesn't fully allow oil tankers to exit the Persian Gulf through the Strait of Hormuz to the open ocean.

Oil prices eased immediately afterward in a sign of hope that some normalcy may return to the strait. It was

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RETAIL

Timberland stores headed to North Texas

Boot brand plans three company-owned outlets for direct customer connection

By **BRIAN WOMACK**
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A longtime brand that's known for its boots is investing in North Texas.

Timberland is planning to open its own stores in the region, Ryan Murphy, head of marketing, Timberland Americas, said in an email. They include Grapevine Mills, Galleria Dallas and Allen Premium Outlets and are slated for later this year.

The new sites are a big push for a brand that does not have its own shops in the region. The stores allow Timberland to deepen its relationships with area consumers, bringing the brand to life "in a physical way," Murphy said.

"As one of the fastest-growing and most diverse regions in the country, DFW brings together consumers who value durability and function alongside

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REAL ESTATE



DTJ Design

Crescent Real Estate's Atten Hill project in Horseshoe Bay is aiming to create a luxury experience for residents with available homesites ranging from \$600,000 to over \$2 million.

D-FW firm creating luxury community

Crescent's Atten Hill project targets high-end buyers at Lake LBJ

By **NEAL FRANKLIN**
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Off the shores of Lake Lyndon B. Johnson in Central Texas, a Dallas-Fort Worth real estate company is creating a luxury community with easy access to lake activities and golf courses.

Crescent Real Estate's Atten Hill project in Horseshoe Bay is aiming to build a luxury experience for residents. The real estate firm has a history of working on resort residential products, said Jeff Dyer, senior vice president of investments at Crescent.

"This came to us through a unique relationship where we saw the ability to come into an area where there was significant demand for high-end housing ... but there

"We look for environments where amenities and experiences really matter and help drive real estate value that you can't necessarily underwrite in a spreadsheet."

CHRISTOPHER GOFF, SENIOR MANAGING DIRECTOR AND HEAD OF CAPITAL FORMATION AT CRESCENT

was no supply to meet that," Dyer said.

To deliver more high-end homes to the area, Atten Hill broke ground in 2025. The roads and infrastructure of the project are being delivered by the end of April and construction on initial residences begins in June.

The 114-acre site south of Lake LBJ has homesites available with prices ranging from \$600,000 to over \$2 million, according to a Cres-

cent news release. The development has 92 lots and initial residences are expected to be delivered in 2027.

Construction is taking place in two phases, with the first phase including 55 homes and the second delivering 37 homes, Dyer said.

Atten Hill is a good example of how Crescent thinks about real estate development overall, said

"We really take a rifle shot approach when we look for locations," Goff said. "We want areas with real

staying power. We look for environments where amenities and experiences really matter and help drive real estate value that you can't necessarily underwrite in a spreadsheet."

Crescent Real Estate has investments across the D-FW area including Uptown buildings like The Crescent, the McKinney & Olive office building and the Ritz-Carlton hotel.

When looking at Atten Hill, the golf club, lake and reinvestment in the community set the area apart, Goff said.

The nearby Summit Rock golf course has been expanding its amenities. The Club at Horseshoe Bay has been reinvesting in the site since

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Long movie, small bladder? There's an app for that

I love finding new and fun phone apps, and this week is a really useful app for movie lovers called RunPee.

As the name suggests, this is an app that originated to help moviegoers decide when might be a good time to make a quick run to the bathroom.

The developer adds a lot of entries, but the movie-going community can also contribute to the database of more than 2,000 titles.

You can set a timer for each "pee time" during the movie and get a vibrating notification just before each break.

For instance, I selected the movie *Hamnet* and saw there are four good pee breaks during the film. If I touch the button to start the timer, I see a yellow button that is labeled "Press to start timer

when: the Focus Features logo fades out."

You can see the pee break run times beforehand, but during the film, you'll get a vibration 30 seconds before it's time to run to the restroom.

Apple Watch users can also load the app on their watch and see the pee break notifications on their wrist.

You can also find a written synopsis of the plot points you are missing during your break, which



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Tribune News Service

RunPee is an app that originated to help moviegoers decide when might be a good time to make a quick run to the bathroom.

is usually concise enough to read on the way back to your theater.

There are a few other features

that are handy, including listing any "after the credits" scenes that you'll want to stay to watch.

You can also read a full review of the movie, if one has been created by the Pee Time movie contributor.

Each movie page will also include links to the Rotten Tomatoes review and the IMDB page for the film.

There is also a "People's Poll" so you can give the movie your own rating.

RunPee is free (donations accepted) and it is available for iPhone and Android in the app stores. You can unlock more titles by registering your email address.

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Crescent Real Estate brings high end housing

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2012, including adding the Summit Rock Clubhouse in 2025, according to the news release. Additionally, the Summit Rock Amenity Center is bringing ground in 2026.

Atten Hill residents get a prepaid Summit Rock membership with the purchase of a lot. Residents also have exclusive access to the Lakeside Lounge, which sits near Lake LBJ, according to a brochure of the property.

Atten Hill is about 200 miles from both Houston and Dallas, 90 miles from San Antonio and 45 miles from Austin. Atten Hill is also near the Horseshoe Bay Resort Airport for residents who choose to access the area through flights.

The majority of people closing on lots so far are from the Houston area, but there are people from all over the state of Texas interested in the area, Dyer said.

"The people from [the] Dallas-Fort Worth area, who haven't been to Horseshoe Bay in 10 years, would be blown away," Dyer said.



Atten Hill is near several golf courses, including Apple Rock Golf Course.

White Hat

Wall Street drops again to close its 5th losing week

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similar to the relief that swept markets Monday, when oil prices slid 10% after Trump announced the first delay to his deadline for clearing the Strait of Hormuz.

But oil prices resumed their climb as trading moved westward Friday from Asia to Europe and back to Wall Street. Despite Trump's latest announcement, fighting continued in the Middle East. Iran gave no signs of backing down, and Israel threatened to "escalate and expand" its attacks on Iran.

"The diplomatic dissonance this week between the U.S. and Iran dismayed investors," said Doug Beath, global equity strategist at Wells Far-

go Investment Institute. "By the end of the week, risk appetite could not withstand the fog of war."

"Any further statements by Trump about a deal are white noise to the markets," Jim Bianco, president and macro strategist at Bianco Research, wrote in a social media post. "Only if the IRANIANS say the talks are going well will it impact markets."

The price for a barrel of Brent crude oil climbed 3.4% to settle at \$105.32. That's up from roughly \$70 just before the war began. Benchmark U.S. crude rose 5.5% to settle at \$99.64 per barrel.

The fear in financial markets is that the war will disrupt the Persian Gulf's energy industry for a long time. That could keep enough oil and

natural gas out of the world's markets to send a punishing wave of inflation through the global economy.

Not only would it raise prices for drivers buying gasoline, it could push more businesses that use any trucks, ships or planes to move their products to raise their own prices. It would also make electricity from gas-fired power plants more expensive.

If the war continues until the end of June, strategists at Macquarie say the price of oil could reach \$200 per barrel. The record is just above \$147, set during the summer of 2008. That's when Iran's testing of missiles, including one that could reach Israel, and strong demand for oil from China helped send prices spiking despite the Great Recession.

High gasoline prices and the war are already hitting confidence among U.S. consumers, whose spending makes up the bulk of the economy. Sentiment among them fell slightly more in March from February than economists expected, according to a survey by the University of Michigan.

On Wall Street, most stocks fell, including three out of every four in the S&P 500. The index, which is the main measure of the U.S. stock market's health, is 8.7% below its all-time high set in January.

Big Tech stocks were among the heaviest weights on the market, including drops of 4% for Amazon, 4% for Meta Platforms and 2.2% for Nvidia.

Companies selling things that are

not essentials, which customers could stop buying if they're spending much more on gasoline, also sank sharply. Norwegian Cruise Line Holdings lost 6.9%, Starbucks dropped 4.8% and Chipotle Mexican Grill sank 4.1%.

All told, the S&P 500 fell 108.31 points to 6,368.85. The Dow Jones Industrial Average dropped 793.47 to 45,166.64, and the Nasdaq composite sank 459.72 to 20,948.36. The Dow and Nasdaq are both down more than 10% from their records, a steep-enough drop that professional investors have a name for it: a "correction."

In stock markets abroad, indexes fell in Europe following a mixed finish in Asia.

Timberland eyes North Texas

Continued from Page 3B

style and self-expression, making it a natural fit for Timberland's footwear, apparel and workwear roots," Murphy said. "Texas has consistently been an important market for Timberland across wholesale and digital channels."

Timberland is investing in brick-and-mortar sites as it looks to strengthen direct con-

nections with shoppers in the U.S. The brand, which is part of publicly traded VF Corp., has seen sales growth in recent quarters.

"Stores play an increasingly important role in how consumers experience the brand — through product storytelling, fit, and one-on-one service," Murphy said. "These openings align with a period of renewed momentum for the brand in

the Americas."

The store in Allen will cover about 4,000 square feet, while the site in Grapevine will include more than 4,500, and the Dallas locale will be more than 1,500.

The stores will carry footwear, apparel and accessories for men, women and children. Its products include lifestyle-focused items and work-driven options.

Market report

Data: LSEG, The Associated Press

	S&P 500	DOW JONES	NASDAQ		Yield %	Change	Chg %	1-yr %	
	6,368.85	45,166.64	20,948.36		4.43	+0.014	+0.31%	+1.6%	
	-108.31	-793.47	-459.72		30-yr Treasury	4.98	+0.038	+0.77%	+5.4%
1-day %	▼ -1.67%	▼ -1.73%	▼ -2.15%	CURRENCIES	Close	Change	Chg %	1-yr %	
YTD %	▼ -9.96%	▼ -6.03%	▼ -9.87%	USD per Euro	1.15	-0.002	-0.16%	+6.5%	
1-yr %	▲ +14.12%	▲ +8.62%	▲ +20.93%	Yen	160.31	+0.510	+0.32%	+6.1%	
OTHER INDICATORS	Close	Change	Chg %	USD per Pound	1.33	-0.007	-0.55%	+2.4%	
S&P 500 volatility ETF (LVFV)	1.01	+0.03	+3.54%	Canadian Dollar	1.39	+0.003	+0.25%	-2.9%	
S&P Small-Cap ETF (IJR)	121.75	-1.92	-1.55%	Mexican Peso	18.10	+0.157	+0.87%	-10.8%	
UK FTSE 100 ETF (SIOO.L)	10,916.00	-14.00	-0.13%	Swiss Franc	0.80	+0.003	+0.39%	-9.4%	
DAX Germany ETF (DAX)	40.48	-0.69	-1.68%	CRYPTO	Close	Change	Chg %	1-yr %	
Euro Stoxx 50 ETF (FEZ)	59.80	-0.66	-1.09%	Bitcoin	65,986.92	-2,981.48	-4.32%	-24.4%	
CAC 40 France index	7,701.95	-67.36	-0.87%	Ethereum	1,984.94	-78.32	-3.80%	-1%	
China A shares ETF (ASHR)	32.00	+0.07	+0.23%	COMMODITIES	Close	Change	Chg %	1-yr %	
Nikkei 225 Tokyo index	53,375.07	-230.58	-0.43%	Gold spot price	4,492.48	+113.47	+2.59%	+47.0%	
Hang Seng index	24,951.88	+95.45	+0.38%	Silver spot price	69.59	+1.57	+2.30%	+102.3%	
NOTE: Tradable ETFs reflect the general movement of an index but may not mirror performance due to fees and other considerations.				Crude oil*	99.64	+5.16	+5.46%	+43.1%	
				Natural gas*	3.10	+0.10	+3.20%	-19.8%	
				Feeder cattle*	361.45	-2.07	-0.57%	+26.0%	
				Live cattle*	238.50	+3.40	+1.45%	+15.2%	
				Corn*	462.00	-5.00	-1.07%	+2.7%	
				Cotton	69.46	+0.05	+0.07%	+3.6%	



Kaizen Development Partners

Kaizen Development Partners announced that the Edition brand was selected as the official condo and hotel partner for the Chalk Hill development.

Edition named for Kaizen project

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tory, scale, and visibility, Chalk Hill demanded a thoughtful, design-driven approach. By bringing EDITION to Texas for the first time, we are creating a destination where global sophistication meets Dallas soul."

At the residences, New York's bonetti/kozerski architecture is handling the interiors. Architecture is led by BO-KA Powell, and SWA in collaboration with SCDA are handling the landscape

architecture. Evers previously said that Kaizen was preparing for the next steps at Chalk Hill. The group will begin with three levels of below-grade excavation for the project's underground parking garage. It could start as early as this fall. The project is expected to finish by the end of 2028.

Evers estimates the development just off the Katy Trail will be valued at "well over" \$650 million when finished.

Kaizen and radio station

KERA announced the project partnership in 2023 after the public broadcaster agreed to sell roughly 2.5 acres of its 4-acre campus to the Dallas-based developer. KERA is building its headquarters adjacent to the towers.

"Dallas embodies energy, growth, and sophistication, making it the perfect home for the EDITION brand," said Dana Jacobsohn, chief development officer for North America luxury and global for mixed-use at Marriott International.

Stocks of local interest

Largest national and locally based companies

Stock	Close	Chg	1-day % chg	1-yr % chg	Stock	Close	Chg	1-day % chg	1-yr % chg	Stock	Close	Chg	1-day % chg	1-yr % chg
Abbott Labs	103.99	-0.58	-0.55	-20.83	Darling Ingredients	59.28	+0.30	+0.51	+85.77	Microsoft	356.77	-9.20	-2.51	-8.66
AbbVie	209.40	-1.72	-0.81	+3.30	Dave & Busters	9.81	-0.84	-8.89	-50.53	Morgan Stanley	158.39	-4.84	-2.97	+33.10
ADM	72.23	-0.10	-0.14	+49.61	Dell Technologies	171.81	-4.01	-2.28	+76.94	Nexstar Media	213.13	-6.50	-2.96	+18.74
AECOM	85.46	-1.49	-1.71	-9.63	DR Horton	134.19	-1.77	-1.30	+3.16	Nvidia	167.52	-3.72	-2.17	+50.34
Albertsons	17.07	-0.02	-0.12	-19.37	Eagle Materials	182.32	-1.60	-0.87	-19.26	PepsiCo	153.04	-2.21	-1.47	+2.25
Allstate	202.71	-4.45	-2.15	-3.14	Elevance Health	286.39	-7.86	-2.67	-33.70	Pfizer	27.04	-0.53	-1.92	+8.12
Alphabet	274.34	-6.58	-2.34	+69.10	Energy Transfer	19.67	+0.23	+1.18	+4.18	Phillips 66	188.28	-4.27	-2.32	+50.96
Amazon	199.34	-8.20	-3.95	-1.00	Exxon Mobil	170.99	+5.56	+3.36	+45.04	Primoris Services	143.50	-2.90	-2.06	+149.35
American Airlines	10.30	-0.41	-3.83	-7.54	Fedex	343.97	-5.58	-1.60	+41.02	Procter & Gamble	142.71	+0.29	+0.20	-15.41
American Express	292.27	-7.12	-2.38	+7.44	FirstCash Holdings	190.88	-1.12	-0.58	+8.67	Profrac Holding	6.63	-0.08	-1.19	-19.15
AMN Healthcare	18.91	-0.67	-3.42	-20.98	Fluor	72.15	-0.72	-0.99	+43.07	Progressive	198.84	-4.06	-2.00	-27.61
Apple	248.80	-4.09	-1.62	+11.15	Ford Motor	11.37	-0.23	-1.98	+14.85	Prudential	93.29	-1.98	-2.08	-18.46
Arcosa	102.85	-2.34	-2.22	+25.61	Gamestop	22.10	-0.46	-2.04	+0.05	Retractable Tech	0.67	-0.01	-1.87	-9.09
AT&T	29.10	+0.18	+0.62	+3.19	General Motors	72.98	-2.62	-3.47	+54.62	RTX	189.71	-3.14	-1.63	+42.18
ATI	140.43	-3.51	-2.44	+166.27	Globe Life	135.11	-3.69	-2.66	+2.81	Sabre	1.52	-0.01	-0.65	-53.52
Atmos Energy	183.19	+0.01	+0.01	+21.37	Goldman Sachs	802.89	-19.75	-2.40	+43.65	Sally Beauty	13.30	-0.51	-3.69	+45.51
Bank of America	46.97	-1.27	-2.63	+10.36	HCA Healthcare	471.85	-8.47	-1.76	+37.83	Sempra	95.88	+0.34	+0.36	+36.85
Berkshire Hath B	468.49	-6.78	-1.43	-12.35	HF Sinclair	63.74	+0.52	+0.82	+91.58	Southwest Airlines	37.36	-2.17	-5.49	+10.11
Boeing	190.52	-3.84	-1.98	+6.37	Hilltop Holdings	35.20	-0.43	-1.21	+13.48	StoneX Group	78.36	+0.40	+0.51	-0.31
Brinker Int	133.67	-3.90	-2.83	-13.42	Home Depot	321.65	-6.78	-2.06	-11.33	Sunoco	67.01	+0.43	+0.65	+14.35
Builders FirstScre	80.43	-1.74	-2.12	-37.18	Humana	169.09	-6.05	-3.45	-37.46	Sysco	81.80	-0.84	-1.02	+10.48
Cardinal Health	206.58	-1.12	-0.54	+51.17	IBM	236.34	-5.33	-2.21	-4.01	Target	119.84	+2.84	+2.43	+12.52
Carris Life Sciences	16.95	-1.38	-7.53	NA	Intel	43.13	-0.97	-2.20	+82.60	Tenet Healthcare	191.86	-3.60	-1.84	+42.71
Caterpillar	695.40	-7.79	-1.11	+104.95	Invitation Homes	24.47	-0.36	-1.45	-28.37	Tesla	361.83	-10.28	-2.76	+32.48
CBRE Group	131.77	-3.04	-2.26	+0.19	Jacobs Solutions	125.89	-3.63	-2.80	+3.04	Texas Capital Banc	92.67	-2.01	-2.12	+23.05
Celanese	63.41	+1.87	+3.04	+8.90	Johnson & Johnson	240.45	+1.21	+0.51	+47.40	Texas Instruments	190.33	-3.08	-1.59	+5.29
Cencora	312.45	-5.58	-1.75	+14.05	Kroger	98.26	-1.09	-1.09	+10.70	TPG	39.10	-1.18	-2.93	-21.07
Centene	32.00	-1.56	-4.65	-46.87	JPMorgan Chase	282.84	-8.82	-3.02	+13.99	Trinity Industries	31.19	-0.28	-0.89	+7.55
Charles Schwab	92.36	-2.11	-2.23	+16.03	Kimberly Clark	98.66	-0.19	-0.19	-29.81	Triumph Financial	55.67	-1.98	-3.43	-9.15
Chevron	211.15	+3.36	+1.62	+26.70	Lockheed Martin	615.84	-11.49	-1.83	+39.24	United Airlines	88.44	-4.25	-4.59	+20.28
Cigna	261.96	-10.12	-3.72	-19.33	Lowe's	230.31	-5.72	-2.42	-0.80	UnitedHealth	259.02	-9.03	-3.37	-49.78
Cinemark Holdings	28.06	-0.05	-0.18	+9.01	Marathon Petrol	251.91	+3.60	+1.45	+70.96	Upbound Group	18.07	-0.35	-1.90	-26.00
Citigroup	107.38	-5.03	-4.47	+49.45	Matador Resources	65.45	+1.25	+1.95	+27.09	UPS	94.80	-2.70	-2.77	-14.60
Comcast	28.33	-0.39	-1.36	-24.19	Match Group	29.74	-1.07	-3.47	-6.60	Valero Energy	254.32	+6.18	+2.49	+90.89
Commercial Metals	58.28	-1.20	-2.02	+20.46	McKesson	860.16	-3.40	-0.39	+29.22	Verizon	50.31	-0.43	-0.85	+11.90
Concentra Group	21.12	-0.58	-2.67	-3.03	Merk & Co	119.63	+0.70	+0.59	+36.56	Vistra	155.48	+3.18	+2.09	+30.32
ConocoPhillips	133.80	+0.55	+0.41	+30.13	Meta Platforms	525.72	-21.82	-3.99	-12.76	Walmart	122.89	+0.71	+0.58	+43.51
Copart	32.43	-0.60	-1.82	-41.71	MetLife	67.70	-2.04	-2.93	-18.48	Walt Disney	92.42	-2.33	-2.46	+7.79
Costco Wholesale	983.86	+4.21	+0.43	+4.81					Wells Fargo	77.19	-1.83	-2.32	+6.99	
CVS Health	70.08	-1.10	-1.											