



Grant Bynum's **Insider Guide**

# UPTOWN DALLAS



The Definitive Guide to **UPTOWN**

# UPTOWN/DOWNTOWN DALLAS Area Map



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## INTRODUCTION Why This Book?



Hello, I'm Grant Bynum. I'm a native of Texas and it's been exciting to see how much we have grown the last 10 years. I love the Dallas area for so many reasons, including great job opportunities, excellent school systems and friendly people!

I help my clients find great lifestyles in this area and other cities in Texas. It's especially fun to enjoy an amazing professional lifestyle in the exciting Uptown Dallas area. As my teams have helped wonderful clients relocate to this area, we've received a lot of questions about the best things to do, visit, and enjoy. We noticed that no guides existed to tell relocating clients about this area...so we wrote our own!

This guide is an Insider's viewpoint to the area. It doesn't list every single possible thing you could get involved in or visit, but it is going to tell you what people love in this area...what places have the "buzz?". It's our goal to get you having a great life here as soon as possible, so I hope this guide is a great companion to get you started! If you have any questions, you can contact anyone on our team at any time at the numbers listed on our website.

Have a wonderful time experiencing this amazing area...you are going to love it!

Grant Bynum  
HomeBase Services

## FOR FURTHER HELP

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Thank you for reading this guide! We've put this guide together because we truly love this area and want you to have an incredible experience here!

**Are you ready for experts that truly know the area?** Whether leasing or purchasing, it would be our pleasure to help. We can start narrowing down areas for you that best fit your needs. Whether you are thinking about a new location now, or in 6-12 months, we would be delighted to be your information source to start your search for a great new lifestyle. **Contact us 7 days a week for the help you need.**

### Dallas - Fort Worth – Houston

**(214) 473-4929 Local**

(214) 492-9791 Fax

## OTHER GUIDES AVAILABLE

Insider Guides are available for the following areas (and the list is growing)

## AREA GUIDES

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Washington Avenue Insider Guide Dallas Insider Guide

West Plano Insider Guide Houston Insider Guide

Uptown Dallas Insider Guide Fort Worth Insider Guide

## GUIDE TO AREA SCHOOLS

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School Savvy - Dallas

School Savvy - Houston

School Savvy - Fort Worth

## BEST AREAS FOR HOME PURCHASE

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Best Areas for Home Purchase – Dallas

Best Areas for Home Purchase – Houston

Best Areas for Home Purchase – Fort Worth

## MAKING NEW FRIENDS & CONNECTIONS

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Connections for Singles & Families – Dallas

Connections for Singles & Families – Houston

Connections for Singles & Families – Fort Worth



## RELOCATION Help & Hotline

Hello, and welcome to Uptown! We've put this unique guide to help you understand how very special Uptown Dallas is, and to give you a starting point to explore all of the lifestyle features of Uptown! It's the hottest are of all of Dallas if you are a professional...full of restaurants, night life, art galleries, shopping and more!

Our professionals are ready to help you answer any questions about this fantastic area! We can also find residence that fits your exact needs, whether that is an apartment, high rise, townhome or a *home for purchase* with our HomeBase Services professional team!

We can help guide you through the best areas that fit your lifestyle. Our website contains detailed recent pricing and photos/videos for the best properties to lease in Dallas, including apartments, townhomes and more.

### HomeBase Services

Pre-Moving Research  
For Leasing  
For Purchasing

Phones answered 7 days a week, 7 am – 7 pm!  
(214) 473-4929  
(214) 492-9791 Fax  
relo@homebaseservices.com

## ABOUT THIS GUIDE

This guide is up to date and contains the **ONLY** complete listings of restaurants and night spots in Uptown, and all mapped out!

Use this guide to select an area of town to live. The key is to select the area of town that you feel best fits your lifestyle. We give you basic overviews of each section, so you can quickly determine that.

Then, we give **basic services and shops** that are close by in each area that are recommended. This is not meant to be a phone directory, but a list of some of the better “insider buzz” recommendations in Dallas.

We also provide **further lifestyle helps** such as restaurants, nightlife, malls, and more (and we tell you what area they fall into).

This is not meant to be a comprehensive list by any means. It's a starter kit of sorts, for you to then go from there and expand your horizons. We've tried to make this very quick, yet helpful!

# UPTOWN/DOWNTOWN DALLAS Area Map





# Why Everyone Loves **UPTOWN**



Congratulations, on your guide purchase of the Uptown Dallas area! Whether you are moving or visiting the area, we have gathered a wealth of information to assist you. We've included relocation information, maps, areas of interest and lists of all the best shopping, dining and entertainment options. From the hottest hangouts and clubs to the best boutiques and area services, we have it all for you in one place!

Uptown Dallas is a young, vibrant and exciting community that is just North of Woodall Rodgers and between Central Expressway 75 and I 35E. Blackburn St. on the NE and Turtle Creek Blvd on the NW border uptown on the North side. It is a Master-planned community that was part of the “new urbanist” movement in the 80’s.

Uptown Dallas is one if not the most pedestrian friendly area in Dallas. The tree-lined streets of the West Village and State Thomas provide small town ambiance amongst the urban sprawl. McKinney Avenue and Victory Park are among the hippest locations for nightspots and an afternoon socializing with friends on any of the area patios. Anchoring the West side of Uptown is City Place Center with an underground DART terminal and access to the M-line Trolley that will take you throughout the Uptown area to the Dallas Museum of Arts.

Uptown Dallas is just North of Dallas’ leading Arts District including the Dallas Mu-

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seum of Art, the Trammell and Margaret Chow Collection of Asian Art, the Dallas Contemporary Art Museum, the Nasher Sculpture Center and many other galleries and artist studios where you can spend many hours in awe.

Dallas is home to several successful pro sports teams from the “Most Valuable” Sports Franchise of the Dallas Cowboys, to the Dallas Stars, Mavericks and Rangers’ teams; there is a pro sports event of some type all year around. There are also numerous college, Women’s Football, Golf, Soccer and Rugby teams to root for, if you love sports, Dallas has it all.

Dallas is home to several successful pro sports teams from the “Most Valuable” Sports Franchise of the Dallas Cowboys, to the **Dallas Stars, Mavericks and Rangers’ teams**; there is a pro sports event of some type all year around. There are also numerous College, Women’s Football, Golf, Soccer and Rugby teams to root for, if you love sports, Dallas has it all.

We have split Uptown into four areas: The **McKinney Avenue Area, State Thomas, Victory Park** and the **West Village**.

**McKinney Avenue** is a delight to walk or ride along. It’s essentially the “Main Street” of Uptown Dallas. The majority of restaurants, Art galleries and many other Uptown businesses are on McKinney Avenue or very close. On one of your first visits to Uptown, try riding the M-Line from the City Place Station in the West End throughout Uptown. This 20 minute ride on the trolley through Uptown will give you a chance to get familiar with the area and note the places of interest for you.

**State Thomas** is a unique historic area of enchanting Victorian houses sitting along the verdant, tree-lined streets. Unlike many historic areas, in State Thomas, the air and energy of are not that of an old, staunchly retiring or fatigued neighborhood. State Thomas has the charm and elegance of its rich history but also contains some of the latest and most popular eateries and nightclubs.

**Victory Park**, home of the **American Airlines Center**, has been revitalized over the last ten to fifteen years. From the plaza towers to the “**W**” **Victory Hotel and Residences** to the ultra hip, “Cooler than you” nightspots, Victory Park is THE place to go for the best in dining, dancing and area sports. From the **Ghost Bar** to the **Bliss Spa**, this is not an area to miss.

The **West Village** anchors the East side of the Uptown area. It was once home to Freedman’s Town, a stop on the Underground Railroad. Bordering Central Express-

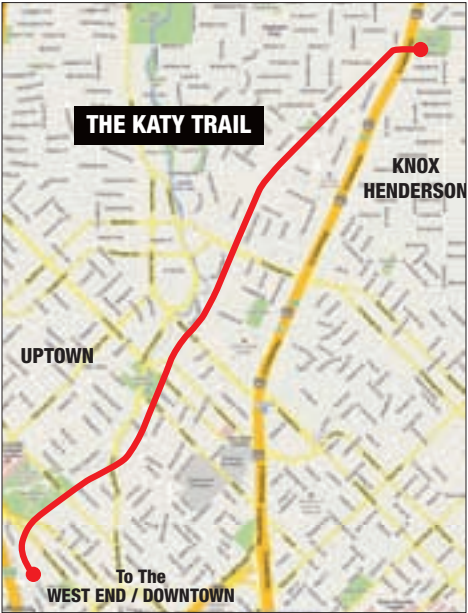
## UPTOWN DEMOGRAPHICS

- *Population: 6,063*
- *Median age: 29.9 to 30.1*
- *Average household income: \$51,442 to \$58,929*
- *School information: [www.dallasisd.org](http://www.dallasisd.org)*
- *Top employers: AT&T, Baylor Healthcare Systems, JP Morgan Chase, Bank of America, Southwest Airlines.*

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way 75, the underground **DART Station** and **M-Line** connections are more accessible from the West Village than anywhere else in Uptown Dallas. Home to the **Tower at City Place** and **The Mondrian**, the West Village is growing by leaps and bounds. New restaurants and boutique shopping establishments alone will allow you hours of relaxation as you explore the nearly unlimited variety of shops and eateries along the way.

**The Katy Trail** – In 1997, a group of community members and City of Dallas leaders decided a preservation plan was needed for the greenbelt along which the former Missouri-Kansas-Texas (MKT or “Katy”) Railroad ran through Dallas. The result of their visions and work is the Katy Trail in Dallas. It is an urban park featuring a pedestrian and bicycle path set among 30 acres of nature in the midst of the bustling city. The Katy Trail extends 3.5 miles from Glencoe to the American Airlines Center with a smaller branch extending down to the West End. The bike and pedestrian path links the Mockingbird DART station near SMU to the West End in downtown Dallas. It features a 12-foot-wide concrete bike trail and an 8-foot-wide parallel running path, with several entrances and plazas linking the Trail to other area parks. Take a look at the map below for an overall view of the Katy Trail today.



Use this guide to select an area of town to live. Once you have selected the area, we have then handpicked the information you need for that area. The key is to select the area of town that you feel best fits your lifestyle. We give you basic overviews of each section, so you can quickly determine that.

Then, we give **basic services and shops** that are close by in each area that are recommended. This is not meant to be a phone directory, but a list of some of the better “insider buzz” recommendations in Dallas.

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**REASONS TO LIVE IN THE MCKINNEY AVENUE AREA:**

- Walk to lifestyle
- Quick access to nightclubs of McKinney Avenue
- Free Trolley access to all parts of McKinney
- Perfect for grad and post grad professionals that love to socialize

The best of the best in Dallas can be found in the McKinney Avenue area of Uptown. If you are looking for shopping, dining or networking opportunities, you will find it in abundance all along McKinney Avenue. From mid-range to upscale, you will be able to meet your budget as you climb the corporate ladder.

This is a great area for dating and personal development as well. You are close to the Arts District and can enjoy a stroll while holding hands along the beautiful tree-lined streets, enjoy shopping or enjoy anything from a casual to an intimate dinner.





## **REASONS TO LIVE IN THE STATE THOMAS AREA:**

- More laid back and quiet
- Still just blocks from McKinney Ave
- Townhomes available
- Quick Access to 75/Central

The State Thomas area of uptown is a unique combination of old world and modern day. Both in the ambiance and architecture you can view gorgeous old Victorian homes while just blocks away are state-of-the art shops, restaurants and entertainment. Take a stroll with your honey or your best friend and relax in the scenic beauty that transports you to a simpler time.

For those with a delight in living in a peaceful oasis while keeping a pulse on the energy of Uptown, State Thomas is the perfect fit for you.



## **REASONS TO LIVE IN VICTORY PARK:**

- Hottest and trendiest clubs
- American Airlines center provides sports and entertainment
- Five Star Dining
- Walk to downtown work
- Access to DART Train (public transportation)

The Victory Park area is not technically in the Uptown area. But, it is directly connected and can somewhat overlap. Many large regional and city headquarters are located here. There is a trolley and DART TRAIN that quickly can get you to Uptown.

The Victory Park area is one of the most electric and exciting areas of Dallas. The very best dining and upscale clubs are located here. The American Airlines Center, Ghost Bar, Craft Restaurant, House of Blues and many other premier party and dining spots are waiting for you.

This area is ideal for the young, high energy professional that is rising in their field and desires the best of the best. In Victory Park you will find local and national celebrities, titans of business and the up and coming crowd looking to connect.



## **REASONS TO LIVE IN THE WEST VILLAGE:**

- This the most social part of Uptown!
- Compact collection of shops, restaurants and night clubs
- Walk to Grocery store and pharmacy
- Free Trolley starts here

The West Village area is the heart of Uptown where you can connect most easily to the rest of Dallas and the surrounding areas. The City Place Station provides easy access to DART, the M-Line and the TRE.

The renovated shops and area improvements have made this community new again. Tree lined streets and sleek architecture will amaze your every sense. Superb dining and shopping are steps away and if you get tired, hop on one of the many trolley stops and experience the West Village and all the best of Uptown.



**Hello and welcome to Uptown!** You've made your decision to come to Dallas and enjoy the one in a kind Uptown lifestyle. Now, let us help you find the best place for either rent or purchase. This brief guide will save you time and money in doing so. Also, our service is provided to you *at no charge*.

**Note:** I am writing this guide to you as a supplement to our **Insider's Guide to Uptown** which introduces and explores the lifestyle of the Uptown Area. This guide at no charge to our corporate clients by registering on our private KnowledgeBase at: <http://www.homebaseinsider.com/kb>

## WHAT IS UPTOWN?

Uptown is actually a rather small area. It is located just UP (directly NORTH) from Downtown Dallas. The North portion is an area called WEST VILLAGE. The South portion is an area we call the McKinney Avenue area. The area called Victory Park is actually not in Uptown, but is directly connected.

Uptown was built to have a fully contained lifestyle. The Uptown lifestyle is one of a

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kind in the nation. There is no other place quite like Uptown. Why is that? It offers a pretty much self contained lifestyle, all within walking distance, for professionals. You can enjoy restaurants, night life, shopping and more...and never have to use your car. For professionals that work in downtown or nearby Las Colinas, it's the perfect place to start your new life here in Dallas.

Uptown is well known throughout Dallas as the #1 place for professionals to live, particularly right out of undergrad or grad school. Typically, professionals will spend their first couple of years in Uptown, and then

Uptown is also an amazing CONNECTION place. It's full of professionals like you, including consultants, lawyers, doctors and more, typically just beginning their careers. You can make valuable lifelong friends as you are living in the Uptown area.

**I DON'T START WORKING FOR A WHILE. WHEN SHOULD I BEGIN MY SEARCH?**

**The sooner the better, especially this year.** Normally there is more plentiful availability in Uptown due to residents moving to other cities, purchasing homes, etc... This year, that is not the case. Dallas and Houston are in the top 5 as far as hot spots to live and employees know it. Thus, they are not only retaining all of their employees in these areas, but new employees are moving here from other cities. Thus, our supply of good housing is much lower than in the past. This has created much lower availability for desirable living spaces. This is making it more of a competitive factor to obtain





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excellent housing. This is also driving up the costs of housing.

**Traditionally, rent tends to rise in the summer anyway.** It's just a cyclical norm in Dallas and Houston. However, due to residents coming (and the current residents staying), we have been seeing rents increase sooner than normal, and prices also rising more quickly than normal.

Thus, we are recommending that you begin your search as soon as possible to obtain excellent housing and to obtain the best pricing possible.

Most places in Uptown and nearby operate on a 60 - 90 day notice. Notices to vacate are not given just at the first of the month, fyi. They can be given at any time. That means that generally you will see the best availability and pricing choices if you make your decision on a place **60 – 90 days in advance of when you want your lease to start**. That means the actual decision process for selecting should begin even before that. We can help with providing you research and consulting on the area, along with researching and making recommendations on specific choices that best meet your needs well in advance.

Example time line:

- New position start date: September 1
- Best time to decide on place for maximum availability: June 1 – July 1 (based on working back on a 60 – 90 day notice)
- Start research: May 1 or asap

**Note: We know our clients don't always have quite that luxury of time to make a decision.** We will absolutely work with your time frame and find the best fit for you no matter what your time frame is.

**FOR PURCHASING:** We recommend the same time frames as above. This will be the time you need to become pre-qualified for financing, tour, make offers, etc.

### **IS THERE PUBLIC TRANSPORTATION IN UPTOWN?**

**YES.** Dallas is still not quite as advanced as other cities in terms of having public transportation widely serve all parts of the suburbs, etc. But, it has made significant changes recently. It is definitely an option to NOT have to have a car, if you want to save money and gas, depending on where you work.

If you want to work in Downtown, but live in Uptown, you can take the DART RAIL to your work from Uptown. This is a very quick method that runs continuously. Monthly passes are available. <http://www.dart.org/maps/printrailmap.asp>

You can also work in other areas of the city (East Plano, East Dallas, Irving, etc) and still take the newest DART lines to Uptown.

There is also the wonderful UPTOWN TROLLEY. This is a FREE system that runs

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throughout Uptown and empties into the north part of Downtown. Thus, you would have free transportation from Uptown to Downtown. <http://www.mata.org/> This trolley is extremely convenient not only for work, but even if you want to visit night spots in Uptown and feel uncomfortable driving afterward.

You can also use the Trolley to connect directly to the Dart Rail mentioned above. <http://www.dart.org/riding/mline.asp>

### **WHY NOT LIVE NEAR UPTOWN?**

The excellent lifestyle of Uptown is only understood and available when you live and walk in Uptown. It does come at a bit of a premium, but professionals know its well worth it.

You can absolutely live nearby as well in areas of Downtown, East Dallas, etc. and then travel to Uptown for entertainment. But, the unique benefit of living and making connections tends to get diluted this way.

Also, as mentioned with public transportation, if you work in Downtown, you can also take the Dart Rail directly from Uptown to Downtown.

Note: Places in Dallas KNOW that living in Uptown is highly desirable. In some cases, they will advertise that they are in Uptown, when they actually are not. The boundaries are very important to understand. This is because Uptown is actually a relatively small area. But, if you don't live in the true boundaries of Uptown, you will not truly experience the lifestyle of Uptown.

### **WHAT'S AVAILABLE TO RENT OR PURCHASE IN UPTOWN?**

The best and brightest places in Uptown are typically located near McKinney Avenue. McKinney Avenue is the main thoroughfare that runs throughout Uptown. The restaurants, night spots, shopping and etc. are located throughout McKinney Avenue.

The **places for leasing** that have the best locations that are convenient to the Uptown lifestyle are apartments, hands down. They have been strategically placed to allow you to capture the best of Uptown.

There is a wide range of styles and building designs of places to lease, including:

- Traditional garden style apartments
- Mid Rises (mentioned above)
- Soft Lofts (higher ceilings, hardwood floors, granite counters)
- High Rises (10 stories and above)

Most of the availability in Uptown is in a MID RISE apartment (4 – 9 story apartment buildings). That means private floors with elevators to access, along with in the building parking.



There are also some excellent HIGH RISES available. The high rise lifestyle also tends to have an accompanying higher level of service associated with it that professionals find to be convenient and money saving. For example, an onsite concierge available at high rises can take care of many things while a professional is at work or out of town at no or minimal charge.

One thing Uptown does not have is the “hard loft” style. That would be an older building or warehouse that has been converted to open loft spaces. If you prefer this style, it’s better to search in the Downtown Dallas area, where there are ample options available.

**For PURCHASE**, there are typically townhomes and condos as an entry point in and nearby Uptown. This is because land is so expensive in Uptown that housing usually starts out in the \$500s and above. If you want single family housing (with a yard, etc.), it’s typical to also look in the nearby M Streets, Lakewood and other areas. For more information, you can download our Areas for Purchase Guide on our knowledgebase at <http://www.homebaseinsider.com/kb>

### **IS UPTOWN PET FRIENDLY?**

VERY. Uptown is full of pet owners. The places to live cater to this, some more than others. One of the residences has an attached dog park provided. It’s also a great way to meet other people in Uptown. Many owners love walking their dogs throughout Uptown.

Most pets are ok to bring to Uptown. The only exceptions are very large dogs and



those that are labeled as “aggressive breeds”. That would include breeds like German Shepherd, Husky, Doberman, etc.

### **HOW IS PARKING IN UPTOWN?**

Unlike other major cities in the US (especially downtown areas where parking can run in the hundreds every month), parking is FREE in Uptown typically. Since the majority of places for rent are in mid rises and high rises, a parking space is typically included at no charge as part of the rent. Parking is typically in a secured parking garage. The parking is covered and protected, and in some cases monitored by video cameras. Thus, you are ok with bringing your treasured car to the area...but you won't be using it much in Uptown due to the wonderful “walk to” lifestyle!

Parking is typically given at no charge in direct correlation to the number of rooms in your residence. A one bedroom apt gets one free space, a two bedroom apt gets 2 free spaces, etc.

Parking is typically not “reserved”, but first come/first serve. It's not usually an issue... most residences have plenty of parking spaces. However, some of the residences do offer a reserved parking spot for an additional charge. We see prices ranging from \$50 - \$100 for reserved spaces when requested. Most of the time, as mentioned, they truly are not needed.

**A key factor to also consider is GUEST parking.** Due to the social lifestyle you would have in Uptown, this is very important. Some places are liberal in allowing

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guests to still park on a sectioned off area of the garage. Others are not as generous, making guests park on the street. One favorite high rise residence of ours has no charge concierge parking for guests, a decidedly attractive benefit!

### **FOR RENTING, WHAT FEES ARE INVOLVED?**

Unlike other states, the fees for renting in the Dallas and Houston areas are minimal. You will not need one month's rent in advance, etc. It's very easy and convenient, along with incurring only a minimal cost.

Here are the fees you would encounter typically, assuming reasonable credit:

- **Holding Deposit Fee:** \$300 for one bedroom, \$500 for a two bedroom
- **Application Fee:** \$60 per applicant
- **Administrative Fee:** \$200 total

Thus, a typical total amount to move in is about \$560 for a one bedroom, \$760 for a two bedroom. This is a very low cost of entry in comparison to other options such as renting a home in an outside area (which require 2 months rent in advance, as well as maintenance fees, water fees, etc.).

Note: The Holding Deposit mentioned above is small, but important. What it does is it HOLDS the price on your new place to the same amount you have been quoted. This is important in this new era of low availability and rising prices. It also locks in the availability of your place, so that no one else will lease it. As soon as you place this holding deposit with the residence of your choice, you can rest easy...your place (and price!) is now secured.

### **WHAT LEASE TERM DO YOU RECOMMEND?**

We always recommend a lease term of 12 to 24 months because:

- Better pricing is available when you rent at least 12 months. Renting under 12 months significantly increases your rent
- Many places won't rent for under 12 months, so your options are more limited if you lease under 12 months
- If you need to get out of your lease for any reason (job transfer, decision to purchase, etc.), most places in the area will allow for you to terminate your lease early, with a 60 day notice and a small penalty. You will not have to pay the remainder of your lease in most cases
- With this current year, there are inflation trends now in play. We recommend locking down rent for at least 12 months to hold down expenses

### **BESIDE RENT, WHAT OTHER COSTS ARE ASSOCIATED?**

The short answer: Utilities.



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- **Electricity:** Most places operate off of electricity. A typical one bedroom in Uptown will involve anywhere from \$60 - \$100 in costs for electricity
  - **Water:** A monthly fee of \$10 - \$20 a month for a one bedroom is typical
  - **Internet (optional):** You can use the direct internet choices available from the place you rent. OR, you can use a “hot spot” mobile internet service, such as CLEAR. Occasionally, depending upon the placement of your residence, if you are near a POOL, it is allowable to tap into the public wi-fi typically available (and at no charge)
  - **Cable/Satellite (optional):** As long as your residence faces South in some way, you can have Satellite through DirecTV. One or two cable providers are also typically available.
  - **Washer/Dryer:** Most places provide a washer/dryer HOOKUP option. This allows you to either buy or rent a washer/dryer set. To rent is typically about \$30 - \$40 a month. A very few places (tending to be newer) provide washer/dryer already included.

### **WHEN DO I SIGN A LEASE?**

You do NOT have to sign a lease until you have arrived and are ready to move in. Typically, the day before you move in you will meet with the leasing staff and sign the lease at that point.

### **DO I HAVE TO MOVE IN ON THE FIRST DAY OF THE MONTH?**

No. You can move in on any date that you would like. Places will use your move in date to determine what they have available. You will then only pay a partial month of rent according to your move in date.

### **I AM COMING OUT THERE SOON TO LOOK. HOW MUCH TIME SHOULD I SCHEDULE FOR THAT?**

Uptown is a very small, concentrated area. We perform a large amount of research we do for our clients in advance, including price gathering, phone consulting and more. Based on the process of elimination, it typically only takes visiting a few choices in person on a tour. This can be accomplished in 3 to 5 hours typically. **Thus, if you want to schedule a trip out to view choices, a day is more than sufficient typically.**

### **I AM IN A MAJOR HURRY AND DON'T HAVE MUCH TIME. HOW CAN YOU HELP?**

We realize that our clients are busy professionals and may not even have time for touring choices in advance. We will work with you no matter WHAT your needs and time frame is!

Many of our extremely busy professionals simply prefer us to make recommendations based on our extensive knowledge, and then put down a holding deposit remotely,

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due to time commitments. We work with this nature of request frequently and have a smooth, easy process to accomplish this. Residences also accommodate by providing photos of either the direct residence or something similar so that our clients can get an accurate “feel” of the residence.

All applications can then be faxed or filled out online. If you are busy with other commitments, you can rest assured that we have many years of experience and know what our clients at your company like. We are confident of being able to provide a wonderful experience.

Other clients may still want to tour, but must do 4 – 9 months in advance due to other commitments. We work with all scenarios. We can set up a tour as far out as needed, and then simply monitor pricing and availability for when 60 to 90 days before move in, so that you can then secure your residence. Our goal is to find your perfect residence and also to save your time commitment to focus on your other activities.

## **TRANSPORTATION**

### **MAJOR FREEWAYS**

The Dallas area has a well-designed freeway system. Many people comment on how easy it is to get around this area. Major freeways that are used heavily on the Dallas side of the metroplex include:

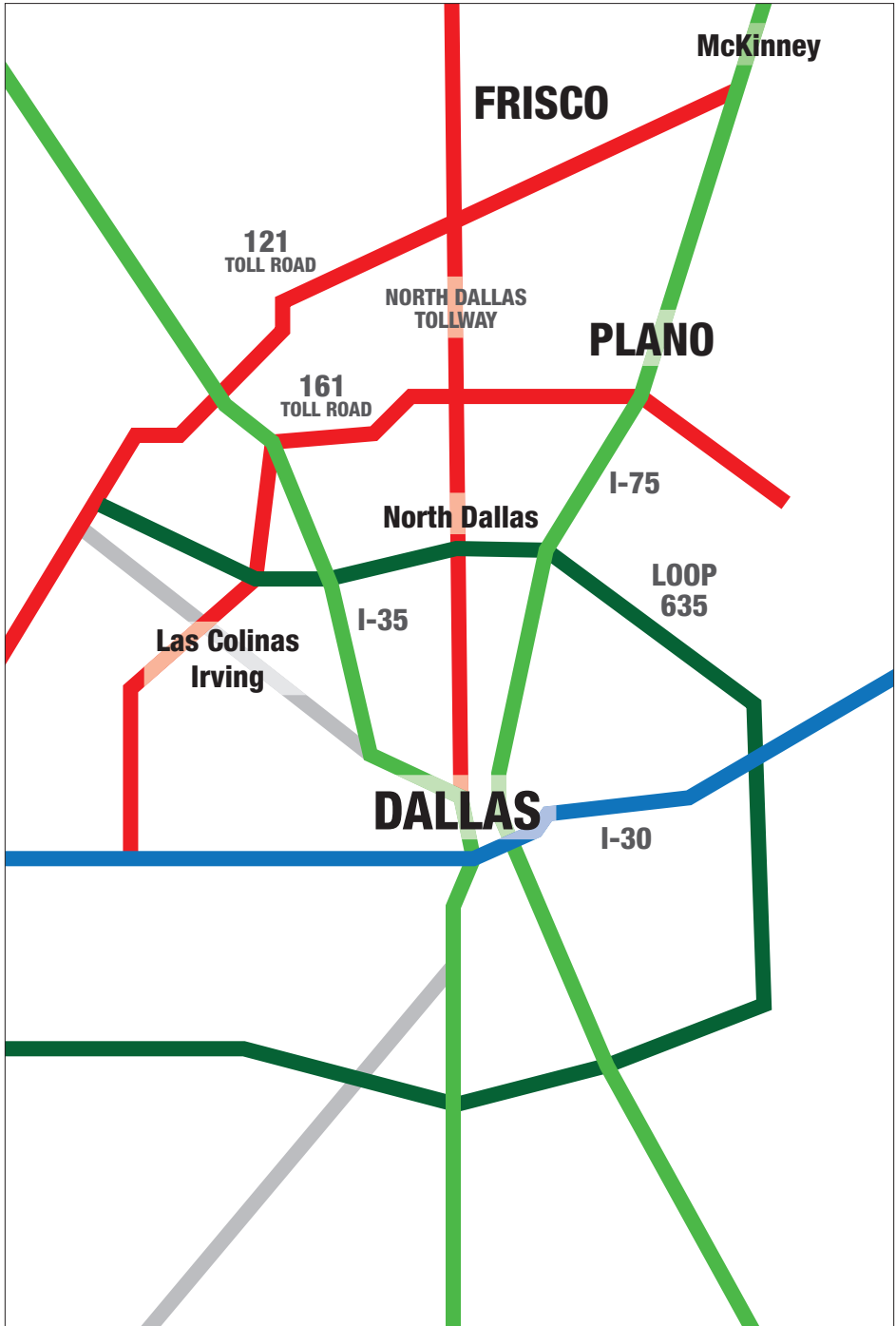
- I-635 (it forms a loop around Dallas proper)
- The North Dallas Tollway (this is a North/South TOLL highway, stretching from Downtown Dallas all the way North through Frisco)
- I-30 (it is an interstate East/West highway that goes from South Dallas through Mid Cities and Fort Worth)
- 190/George Bush - (this is an East/West TOLL road, stretching from far East of Dallas to west of Irving/Las Colinas and beyond)
- 75/Central – This is a North/South Interstate road that stretches on the South Side that runs through the East side of Dallas, Plano and McKinney
- 121 – (this is an East/West road, stretching from McKinney east of Dallas to Frisco, and extending beyond that. It is becoming a TOLL Road in some parts)

### **TOLL ROADS**

The trend in Dallas is that more and more roads are becoming TOLL BASED. This means that the major freeways will have tolls associated with them.

As you select a residence, if you are budget conscious, you should consider how far

# ROADS OF THE DALLAS AREA



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away your residence is from your work and other activities. Toll charges can add up quickly. For example, if you live in North Dallas, and work in Plano, you could be spending at least \$3 a day in toll charges. Multiply that by 25 days a month, and you have \$75 a month just in toll charges. Things can add up quickly.

## **PUBLIC TRANSPORTATION**

Dallas has primarily bus lines throughout the Dallas area with DART (<http://www.dart.org> or **214-979-1111**). However, for the more urban areas of town, the Dallas RAIL system is also available. This runs primarily along I-75/Central stretching from Downtown to Plano (on the east side). Thus, it is possible to live close to the Dart Rail and quickly get to work, and not use your car. Areas that are best for living that are near the Rail include:

- Downtown
- Uptown
- Northpark/SMU
- Plano

## **FURNITURE**

**Cancun Market** (*North Dallas/Farmer's Branch*) - 4259 McEwen Road, Dallas, TX 75244 972.702.0200 Find elegant, upscale décor and discount prices to meet your budget. From traditional to contemporary, they have something for every style.

**Cost Plus World Market** (*North Dallas*) - 5229 Alpha Road, Dallas, TX 75240 972.788.4342

**Crate and Barrel** (*Northpark/SMU*) - 3104 Knox Street, Dallas, TX 75205 214.219.1500

**Crate and Barrel** (*North Dallas*) - 5221 Alpha Road, Dallas, TX 75240 972.934.1800

**Eurway** (*North Dallas*) - 4720 Alpha Road, Dallas, TX 75244 **M\$** 972.386.0389

**Hadley and Harriet** (*Uptown*) - 3922 Lemmon Avenue, Dallas, TX 75219 **M\$** 214.559.3734 Beautiful furniture and timeless treasure to adorn your new home. This prestigious selection will leave you wanting more.

**IO Metro** (*North Dallas*) - 5301 Alpha Road, Dallas, TX 75240 **M\$** 972.991.7777 IO Metro is an amazing furniture store full of newer modern designs at reasonable prices. You will find a variety of the latest furniture fashion that will make an impression on your friends without spending a bundle!

**On Consignment** (*Downtown*) - 2717 Fairmount St., Dallas, TX 75201 214.720.1818 Furniture, accessories, and art are so good that it's become a regular scouting stop for Dallas' top decorators. It's also where they take their clients' furniture when they begin

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a new project and need to liquidate.

**Pottery Barn** (*North Dallas*) - 13350 Dallas Parkway, Dallas, TX 75240 972.788.1214

**Pottery Barn** (*Northpark/SMU*) - 3212 Knox St, Dallas, TX 75205 214.252.9106

**Salvation Army** - 5554 Harry Hines Blvd, Dallas, TX - (214) 630-5611 This is the largest thrift location in Dallas. Has a large amount of furniture (new arrivals all the time) for your whole apartment at dirt-cheap prices. Worth a look.

**Weir's Furniture Village** (*Northpark/SMU*) - 3219 Knox St., Dallas, TX 75205 214.528.0321 Higher end but excellent sales! They also have a "bargain basement" where you can get great deals on everything! **MUST VISIT!**

**West Elm** (*Northpark/SMU*) - 5307 East Mockingbird lane, Dallas, TX 75206 214.821.3999 Modern furniture, trendy and fun. **PRICEY!**

**Zuri Furniture** (*North Dallas*) - 4880 Alpha Road, Dallas, TX 75244 972. 716.9874 At Zuri's you will discover sleek, contemporary furniture and décor with modern lines and a comfortable appeal. **EXCEPTIONAL PRICES – this is a MUST VISIT!**

### **FURNITURE RENTAL**

If you need furniture, these companies can completely deck out your place for a relatively small monthly charge. It's much cheaper to lease an unfurnished apartment and rent furniture than it is to try to get a "furnished" apartment. These 3 companies are the best and biggest, and will deliver your furniture and arrange it.

**Brook** - 877.285.7368 High end, but gorgeous

**Charter** - 972.385.3204 Medium end

**Cort** - 888.360.CORT Medium end. Get a one bedroom completely furnished for \$200 a month.



**WHAT'S MY NEXT STEP TO BEGIN?**

We are delighted to help you! And our service is at no charge to you. Please fill out our information form with your lifestyle needs:

<http://www.surveygizmo.com/s/493940/dallas>

OR

<http://www.surveygizmo.com/s/493915/houston>

Also, please register for our private knowledgebase to download all of our Insider Guides and access our articles about the DFW and Houston areas. You can request free access at: <http://www.homebaseinsider.com>

We look forward to helping you find your new life in Uptown!

My best to you!

GRANT BYNUM  
[grant@homebaseservices.com](mailto:grant@homebaseservices.com)







### MEETING PEOPLE IN UPTOWN

Uptown Dallas is famous for its red hot social scene. The social aspect is typically the main reason to be moving to the area!

Uptown has some obvious...and not so obvious...ways to meet people. And, there are a wide variety of people to meet, including:

**Young affluent professionals just out of college or graduate school** - These exciting folks may be travelling 4 days a week out of town as consultants or lawyers, but will arrive ready to meet people and relax on Thursday and Friday nights somewhere along McKinney Avenue (and in nearby Knox Henderson)

**Recently divorced males and females** – Recent divorcees love moving to Uptown in search of love and friendship. If they don't move there, they certainly will socialize there...and often!

**College Students** – While most college lives may include dorms and “scrimping by”, that’s not the case with nearby Southern Methodist University students. Non freshmen in particular, or fraternity members tired of frat house living love living in Uptown as

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well. Most apartments in the area only have an 18 year old age requirement, so anyone 18 or over can live in it.

**Young couples** – young married couples also love locating to Uptown and enjoying the lifestyle, while they check out the nearby Lakewood, M Streets, or Highland Park/University Park areas for house purchasing for the future. (for more information on these areas and/or to set up a tour, contact our HomeBase professionals!)

So, the question is...if you are new in Uptown, and you don't know anyone in the area, what is the best way to meet people? Here are a few simple ideas that can be very effective!

**Get a Dog:** Uptown is extremely dog friendly. Apartments...and even some outdoor patios...cater to canines. With the “walk to” lifestyle of Uptown, having a dog provides the perfect, non threatening opportunity to meet new people.

**Exercise on the Katy Trail:** Getting exercise on the Katy Trail (mentioned earlier) is a perfect way to meet people. Typically, singles will frequent this regularly...and they are upward professionals who care about their lives and health. What better people could you meet? 😊

**Gyms in Uptown:** Like the Katy Trail, the gyms in Uptown are fantastic places to meet people. Trophy Fitness is a great gym for singles! For girls, check out Gold's Gym to meet guys. For guys, go join Sunstone Yoga on McKinney to meet the fairer sex.

**High-End Hotel Pools:** Meet affluent girls and guys (or wanna-bes!) at either the Pool at the Ritz Carlton on McKinney or at the Pool at Hotel ZaZa on McKinney. You won't be alone...you may see some celebrities there too! ZaZa is famous for hosting celebs.

**Brunch:** Being new to Dallas, you must truly adapt in some key ways. One of the most fun adaptations involves learning the “brunch” habit. With so many incredible restaurants, you can enjoy some delicious brunches, and meet some singles in non threatening ways at the same time! For more details, see our “restaurants” section.

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## **MOST RELIABLE RESTAURANTS**

### For Meeting Uptown Singles

**Starbucks on Cole at West Village:** This is the 2nd largest Starbucks in Dallas. There are so many seats and constant visitors to this great location. Many single professionals sit for hours here, without any visitors, either for working or just relaxing. This very casual atmosphere makes it easy for even shyer folks to talk to someone nearby.

**Patio Grill :** This is a new hotspot sports bar that has the buzz lately on McKinney Avenue. Highly recommended for meeting for friends or romance.

**The Patio at PRIMO's:** This is a famous Uptown patio, a long standing fixture on McKinney Avenue, right next to Breadwinner's. Incredible traffic flow on the street makes

## CHARITY EVENTS

Key charity events should become part of your social schedule because it feels great to give. And the people you participate with are the kind of people that make a difference in Dallas, including a large amount of single, eligible professionals! These are 5 important ones to attend:

- **Cattle Baron's Ball:** *This has become perhaps the elite socialite event of Dallas. It's not just for singles, but very affluent singles will attend this prominent, 5 star event for charity. If you have only one event to attend for the year, this is the one...even if you don't have a cowboy or cowgirl in mind!*
- **Taste of Dallas:** *This is just a fantastic, joyous event. Admission is a bit pricey, but very well worth it. The food and wine flow freely at this event...it's unlimited and scrumptious in both categories. The best chefs and wineries from Dallas and throughout the country have booths full of free, unlimited samples of their most sumptuous fare. And, the people that attend these events are affluent, discriminating singles and couples.*
- **Margarita Ball:** *This annual charity ball is known for attracting upward singles. Enjoy dressing up and dancing and wine, while meeting some fascinating and attractive singles. This is a must attend!*
- **Katy Trail 5K:** *A yearly event to raise money for the Katy Trail foundation. For 2010, the event sold out at 5,000 tickets! Combining charity, exercise and meeting new friends is our kind of event. For meeting affluent singles, this is a must do event!*
- **Crawl for Cancer:** *This very fun charity themed "Pub Crawl" is well done. You team up with groups of 10-12 people and visit 5 pubs in Uptown...revisit your crawl college days and get the "t-shirt" to boot!*

for perfect people watching. It's always buzzing here and the happy hour is margarita filled.

**Village Burger Bar:** This is in West Village on McKinney. Around 5 pm, the lights go down low and the atmosphere changes to a very casual bar scene. Their "RITAs" are terrific. Try the MangoRita...and enjoy meeting a few new folks in a very easygoing way!

**The Patio at Taco Diner:** Located in the West Village, the patio of the Taco Diner is huge...and always jam packed full of people Thursday – Saturday nights. Eating is relatively cheap, and the casual atmosphere makes it easy to strike up a conversation with someone sitting nearby. It's also terrific people watching!

**Thomas Avenue Beverage Company:** A casual fish type dinner place on McKinney Avenue that is packed with singles of all types!

**Black Friar:** Irish pub on McKinney Avenue. A good standby for a relaxing place to meet people.





The Culinary delights that await you in Uptown Dallas will amaze you in both quality and variety. From hamburgers and fries to four-course meals at five-star restaurants and international flavors, uptown has something for every palette.

The majority of area restaurants offer a patio area to enjoy the beautiful Dallas weather. Just driving through you can feel the energy as the air is filled with laughter from the bustling crowds experiencing the best in food and social offerings.

Find our favorites as well as the most popular eateries below. Once you've made your selection, note the restaurant number. That number can be used to find the establishment's location on the dining map at the end of this section.:

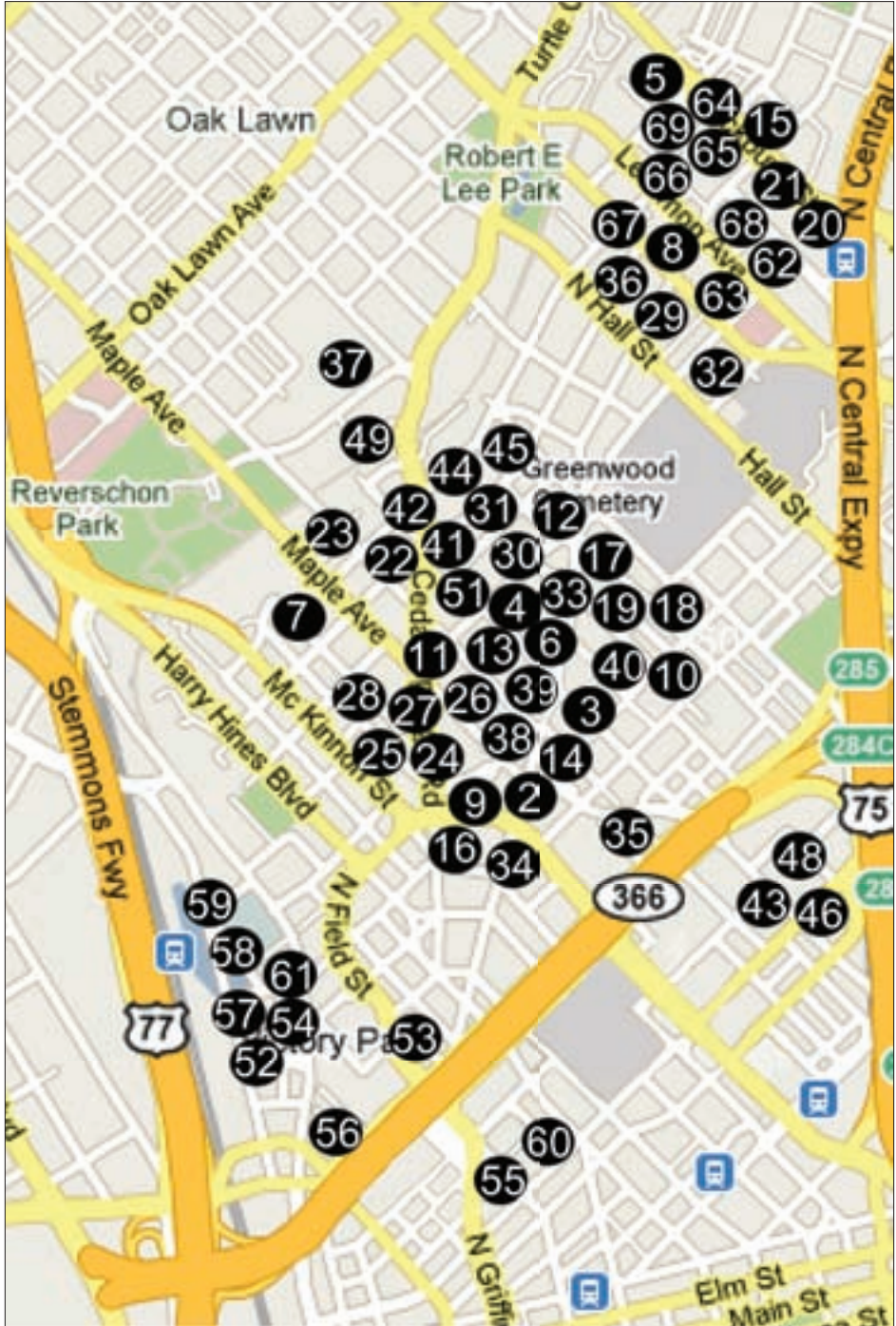
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## **McKINNEY AVENUE** Dining

**1. Abacus** (*Asian*) – 4511 McKinney Ave. Dallas 75205 – 214.559.3111, Asian Seafood. Explore the culinary creativity of Chef Kent Rathburn as you relax in the contemporary elegance of this fine dining establishment. The food and atmosphere are among the best you will find.



# UPTOWN Dining



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**2. Arcodoro & Pomodoro** (*Sardinian*) - 100 Crescent Court, 214.871.1924, Traditional Sardinian Food and Drink. Both the food and décor are inspired by European elegance. Experience the finest seafood and pasta dishes among many other selections.

**3. Avanti** (*Italian*) – 2720 McKinney Ave., 214.871.4955, Northern and Southern Italian Cuisine; Patio; Live music every night of the year in a small intimate bistro atmosphere.

**4. Bella Bar & Restaurant** (*American*) – 2626 Howell St., Ste. 100, 214.855.5001. This stylish and chic bistro is one of the top places to see and be seen in Uptown Dallas.

**5. Bistro By Jenn** (*Sandwiches and salads*) – 3700 Cole Ave. #449, 214.478.7416. Gourmet meal service or eat-in. Be sure to try the delicious and healthy lettuce wraps.

**6. Black Friar Pub** (*American pub food*) – 2621 McKinney Ave, 214.953.0599. Sit back and enjoy the neighborhood pub feel while delighting in the pub fare that is above your typical hang out menu.

**7. Bolla** (*American Cuisine with Italian influence*) – 2927 Maple Ave., 214.871.7111, New American cuisine with an Italian flair, crafted by Chef David Bull -- a 2007 James Beard nominee for “Best Chef in the Southwest” and an Iron Chef challenge

**8. Breadwinners** (*American*) – 3301 McKinney Ave, TX 75204 – 214.754.4940 The breakfast is a Dallas must have. There is frequently a wait, but try one of their frozen mimosas and the wait time flies by. If you live in Uptown you can walk there, and if you're downtown the trolley lets off right out front.

**9. Capital Grille** (*American*) – 500 Crescent Court #135, 214.303.0500, Nationally renowned dry aged steaks and the freshest of seafood accompanied by more than 5,000 wine selections. Received the American Culinary Federation “Achievement of Excellence Award.”

**10. Chipotle** (*Mexican*) – 2705 McKinney Ave., 214.871.3100

**11. Coal Vines Pizza Wine Bar** (*Italian*) – 2404 Cedar Springs, Suite 500, 214.855.4999, This pizza will quickly rise to the top of your favorites list. And if you have time, stick around for a while and enjoy the cool atmosphere inside.

**12. Cremona Restaurant** (*Italian*) – 2704 Worthington, 214.871.1115. Let the sounds of the live music fill your head as you delight in delectable Italian cooking.

**13. Creperie Du Chateau** (*French, European*) – 2515 McKinney Ave., 214.292.4664, Unlike the crêpes you know, these crêpes are full of flavor with both sweet and savory crêpes that are made with organic wheat flour.

**14. Dragonfly at Hotel ZaZa** (*American*) – 2332 Leonard St., 800.597.8399, A feast for the senses, this award-winning fine dining restaurant is home to Executive Chef Grant Morgan's culinary magic. Come experience the “Best Steak in Dallas!”

**15. Edohana Hibachi & Sushi** (*Japanese*) – 3839 Mckinney Ave, #130, 214-599-0093, Ex-

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perience chefs create authentic Japanese dishes using fresh ingredients and traditional Japanese recipes.

**16. Fearing's** (*Contemporary American*) – 2121 McKinney Ave., 214.922.4848, Fearing's has a classic elegance in both food and décor. Try the mouth watering Berkshire pork tenderloin or the peppercorn steak for a meal that will plunge your senses into delicious indulgence.

**17. Greenz** (*Salads*) – 2808 McKinney Ave #109, 214.720.7788, Unique and exciting salads using the freshest ingredients combined in the most innovative ways to please everyone from the devout vegetarian to the diehard carnivore.

**18. Jake's Hamburgers** (*American*) – 2702 McKinney Ave., 214.750.6072. This Jake's location has one of the busiest patio and bar areas in Uptown. The lively atmosphere and delicious food make Jake's in Uptown Dallas the place to be.

**19. L A Gourmet** (*American and Italian*) – 2709 McKinney Ave., 214.981.9337. A great place to stop and pick up gourmet pizza and other sides such as the arugula salad.

**20. Lemon Bar** (*American*) – 3699 McKinney Ave., Ste. B106, 214.443-6043, Great food and prices in a neighborhood pub setting, be sure to try one of the Lemon Bar favorite platters.

**21. Lumi Empanada & Dumpling** (*Brazilian*) – 3407 McKinney Ave., 214.979.2424. Try an array of Brazilian and Vietnamese food offered with a modern flair in a gallery setting.

**22. Mr. Goodcents Subs & Pastas** (*American*) – 2817 Howell St., 214.758.0870

**23. Nick & Sam's Steak House** (*American*) – 3008 Maple Ave., 214.871.7444. Try their award winning steaks and seafood in an energetic bistro eatery.

**24. Nobu** (*Japanese*) – 400 Crescent Court, 214.871.3247, Upscale and contemporary Japanese cuisine with featured preparations by Iron Chef Morimoto

**25. Ocean Prime** (*American*) – 2101 Cedar Springs, 214.965.0440, Enjoy a large selection of prime seafood and steaks, as well as handcrafted cocktails and world-class wines.

**26. Old Warsaw** (*French*) – 2610 Maple Ave., 214.528.0032, Widely recognized for its superior French Continental cuisine and extensive offering of fine wines, this is the place for a romantic candle-lit dinner leading to an evening to remember.

**27. Palomino Euro Bistro** (*American*) – 500 Crescent Court #165, 214.999.1222. An intoxicating blend of soups, salads and their signature brick-oven pizza await your empty stomach.

**28. Paradise Bakery** (*American*) – 2101 Cedar Springs Rd., Ste. 100, 214.468.8300

**29. Primo's Bar & Grill** (*American*) – 3309 McKinney Ave., 214.220.0510. Primo's has the perfect combination of elegance and comfort in both the menu and ambiance.

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**30. Red Mango** (*American*) – 2811 McKinney Ave. Suite 16, 214 954 0909

**31. Rocco's Uptown Pizza & Pasta** (*Italian*) – 2717 Howell St., Ste. A, 214.871.9207. Rocco's is one of Uptown's favorite pizza pies. Stop and try this delicacy today. Top rated delivery.

**32. Rok Republic** (*American*) – 2922 N. Hall St., 214.999.0053. The “Rok” as it is known is one of the premier eateries and party places in Uptown Dallas. Check for weeknight specials and bands.

**33. S&D Oyster Company** (*Seafood*) – 2701 McKinney Ave., 214.880.0111, If you like oysters, this Dallas landmark is a must stop. Expect weekend lines, the hot sauce alone is worth the wait.

**34. Sambuca Restaurant** (*American*) – 2120 McKinney Ave., 214.744.0820, Not only a legendary jazz mecca with live music seven nights a week, but the food will also thrill your senses.

**35. Sammy's Barbeque** (*American*) – 2126 Leonard, 214.880.9064. Sammy's is a neighborhood favorite proclaimed some of the best barbeque in Dallas.

**36. The Loon Bar and Grill** (*American*) – 3531 McKinney Ave., 214-559-3059, Very upscale and posh, “dress” atmosphere.

**37. The Mansion at Rosewood Mansion on Turtle Creek** (*American*) – 2821 Turtle Creek Blvd., 214.443.4747, Long hailed as one of the best fine dining establishments in Dallas.

**38. Truluck's Steak and Stone Crab** (*Seafood*) – 2401 McKinney Ave., 214.220.2401. Always delightful and delicious, this lively and energetic hot spot is a must stop for seafood lovers.

**39. Uptown Bar & Grill** (*American*) – 2523 McKinney Ave. Suite A, 214.969.9433, D Magazine voted Uptown Bar & Grill's Burger as the “Best Tasting burger in the city of Dallas.”

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## **STATE THOMAS** Dining

**40. Crooked Tree Coffeehouse** (*American*) – 2414 Routh St., 214.953.1142. Start your morning or take a breather from your hectic day to enjoy the soothing relief of hot water poured over freshly ground Burundi Kayanza Bwayi beans in this quaint, boutique coffee shop.

**41. Dream Café** (*American*) – 2800 Routh St Suite 170, 214.954.0486. This beloved Dallas institution is the perfect place for a power lunch or a simply indulgent “cloud cake” and latte.

**42. East Wind** (*Vietnamese*) – 2800 Routh, 214.745.5554. Quiet and understated elegance await you in this Vietnamese Sushi bar. Try the “Chef's Dinner Special” for a new,

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healthier take on Asian cuisine.

**43. Fedora** (*Italian*) – 1722 Routh St., Suite 126, 214.999.0009. The Fedora invokes the feeling of Hollywood’s film noir period as you enter and find yourself entranced by the ambiance and falling in love with the classic Italian fare.

**44. Hully & Mo Restaurant and Tap Room** (*American*) – 2800 Routh St., Ste. 115, 214.954.0203. Owned by Brett Hull and Mike Modano, Hully and Mo is a favorite sports inspired hangout. From the scrumptious sliders to the Pacific Salmon and Oyster shooters, you will have a whole new idea of what “bar food” can mean.

**45. I Fratelli Pizza** (*Italian*) – 2815 Allen St #124, 214.720.0070, Named Best Pizza Delivery by “*D*” *Magazine*. This pizza is without a doubt, one of the top pies in Uptown Dallas. The youthful and energetic crowds make it a great place to spend an afternoon or evening with friends.

**46. Jorge's Tex-Mex Café** (*Mexican*) – 1722 Routh St @ One Arts Plaza, 214.720.2211. True Tex-Mex cuisine awaits your palette at Jorge’s. The margarita’s are out of this world as well.

**47. Mattito's Tex-Mex** (*Mexican*) – 3011 Routh St., 214.526.8181. Mattito’s has achieved many awards including “Top Ten Tequila Bars in the United States”, “Dallas’ Best Sunday Brunch”, Dallas’ Best Tex-Mex”, and several people’s choice awards. There is no need to ask where the bet margarita can be found on a hot summer day in Texas.

**48. Screen Door** (*American*) – 1722 Routh St., 214.720.9111, Great Southern cooking that makes you feel like your at home in your Mom’s kitchen. Stop in today and see how Mom’s cooking has come of age.

**49. Texas de Brazil** (*Brazilian-American*) – 2727 Cedar Springs, 214.720.1414. Old world elegance and upscale surroundings are offered in this Brazilian-American Steakhouse. The slow roasted and grilled selections of beef, lamb, chicken and Brazilian sausage should not be missed.

**50. The Londoner** (*European*) – 2909 Thomas Ave., 214.979.2333. A European style pub with excellent selections you wouldn’t expect to find such as steamed mussels and the delicious hummus and warm garlic pita.

**51. The Place at Perry’s** (*American*) – 2911 Routh Street, 214.871.9991. Nationally recognized and award winning culinary selections await you in this upscale eatery.

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## **VICTORY PARK** Dining

**52. Craft @ W Dallas-Victory** (*American*) – 2440 Victory Park Lane, 214.397.4100. A division of the famed New York restaurant owned by Top Chef Tom Colicchio, Craft uses

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the best seasonal vegetables and freshest meats to offer a new level of American cuisine. This affluent, upscale eatery will awaken your palette

**53. El Fenix Mexican Restaurant** (*Mexican*) – 1601 McKinney Ave., 214-747-1121. El Fenix is a Dallas favorite for Mexican food and the fun party atmosphere. It has a great patio for warm weather dining.

**54. Gachet Coffee** (*American*) – 2336 Victory Park Ln., 214-953-1234. Modern ambiance fills this coffee house where you can browse the bookstore and enjoy an espresso or latte.

**55. Happy House Deli** (*American*) – 1445 Ross Ave, #B107, 214-855-6266. A great place to grab a sandwich on the run or enjoy a relaxed lunch with friends.

**56. House of Blues** (*American*) – 2200 North Lamar St., 214.978.4800; Located in the old White Swan building the Dallas branch of the HOB keeps with the traditions from the crazy quilt to the box of Mississippi mud kept under the stage. The food and music shouldn't be missed.

**57. Luna de Noche** (*Mexican*) – 2300 Victory Park Ln., 214.420.3050. The gorgeous lighting and décor bring an understated sophistication to the surroundings. The Tex-mex food selection is both unique and delicious.

**58. N9NE Restaurant** (*American*) – 3090 Olive St., 214-720-9901. The eatery portion of the Ghost Bar has a great upscale menu for clients to enjoy before hitting the dance floor.

**59. Nove Italiano** (*Italian*) – 3090 Olive St., 214-720-9903. Word is this establishment is closing. Catch it if you can.

**60. Pyramid Grill** (*American*) – 1717 N Akard St., 214-720-5249. Try a signature dish like the Kaffir Lime Crusted Scallop or the Tandoori Rubbed Lamb Chop to drive your palette wild.

**61. Victory Tavern City Grille** (*American*) – 2501 North Houston St., 214.432.1900. A popular area hot spot, the Victory Tavern is a step above the normal grill house. Perfect for lunch, dinner, sport's watching or simply hanging out

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## **WEST VILLAGE** Dining

**62. Grimaldis Pizzeria** (*Italian*) – 3636 McKinney Ave., Ste. 190, 214.559.4611, Tantalizing pizza and calzones baked to perfection in the signature coal-burning oven.

**63. Manny's Uptown Tex Mex** (*Mexican*) – 3521 Oak Grove, 214.252.1616

**64. Mi Cocina** (*Mexican*) – 3699 McKinney Ave., 214.217.3000

**65. Orange Cup** (*American*) – 3699 McKinney Ave. #318 West Village Shopping Center,



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214.520.2722, This is the perfect stop while taking a stroll on one of our infamous hot summer nights.

**66. Pacuigo** (*Italian*) – 3699 McKinney Avenue, Bldg. B, Ste. 101 West Village Shopping Center, 214 219-2665, Stop here to luxuriate in a delectable Italian coffee or gelato.

**67. Texas Land & Cattle Steak House** (*American*) – 3130 Lemmon Ave., 214.526.4664. This restaurant chain is always a favorite and serves a great steak.

**68. The Fish Restaurant & Sushi Bar** (*Japanese*) – 3636 McKinney Ave, Suite 150, 214.522.0071. This quiet sushi bar has some of the best crowd pleasers on the menu. It's the perfect place to enjoy lunch and conversation.

**69. Village Burger Bar** (*American*) – 3699 McKinney Ave., 214.443.9998. Notably some of the best Dallas burgers and a popular hang out for locals.

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## RESTAURANTS THAT DELIVER

**1. Amica's Pizza and Pasta** – 4032 Cedar Springs, 214.520.1331

**2. Café Express** – 3230 McKinney Ave, 214.999.9444

**3. Campania Pizza and More** – 3800 McKinney Ave, 214.780.0605

**4. Chef's House** – 4028 Cedar Springs Rd., 214.528.1212

**5. Fadi's Mediterranean Grill** – 3001 Knox St., 214.528.1800

**6. Farnatchi** – 3001 Knox St., 214. 219.7200

**7. Greenz** – 2808 McKinney Ave #109, 214.720.7788

**8. Hunan Express** – 2025 Cedar Springs Rd., 214.754.2727

**9. Hunky's** – 4000 Cedar Springs Rd., 214.522.1212

**10. I Fratelli Pizza** – 2815 Allen St #124, 214.720.0070

**11. Jimmy John's** – 2222 Medical District Dr Ste 200, 214.484.1730

**12. King Palace Chinese Barbeque** – 2537 N Fitzhugh Ave., 214.821.4487

**13. Kozy Kitchen** – 4433 McKinney Ave., 214.219.5044

**14. L A Gourmet Pizza** – 2709 McKinney Ave., 214.981.9337

**15. Lucky's** – 3531 Oak Lawn Ave., 214.522.3500

## TOP BRUNCH DESTINATIONS

Brunch is definitely an Uptown habit and one that is fun to get addicted to! Also, brunch is an excellent way to try out a new restaurant, and at lower prices. Here are some of our favorite places to enjoy brunch in and near Uptown.

- 1. Breadwinners on McKinney Avenue** – *upscale dining but in a relaxed setting. Terrific patio is perfect for brunch! If you try to get in here on Sundays, get here right when they open or your wait will be very long!*
- 2. State & Allen Pub in the State Thomas part of Uptown** – *Fantastic, delicious brunch choices in a very casual setting. Enjoy a Mimosa and “The Monterey” for breakfast: 2 eggs over easy, toast, bacon, and a whole avocado*
- 3. Arcodoro & Pomodoro on Routh Street in Uptown** – *Italian food and seafood in an upscale atmosphere. Wonderful selection! Score points with your mother by taking her here on Mother’s Day!*
- 4. Dream Café on Routh Street in Uptown** – *wonderful, healthy and very, very popular brunch in the Quadrangle.*
- 5. Matito’s on Cedar Springs in Uptown** – *Great Tex Mex and perhaps one of the best brunch places in all of Dallas. Very unpretentious and relaxed.*

**16. Mattito’s Tex-Mex** – 3011 Routh St., 214.526.8181

**17. Mr. Goodcents Subs & Pastas** – 2817 Howell St., 214.758.0870

**18. Naga Thai** – 665 High Market Street, 214.953.0023

**19. On the Border Mexican Grill** – 3130 Knox St., 214.528.5900

**20. P.D. Johnson’s Dog Day Deli** – 2711 McKinney Ave., 214.720.2227

**21. Panda’s Restaurant and Bar** – 3917 Cedar Springs Rd., 214.528.3818

**22. Rocco’s Uptown Pizza & Pasta** – 2717 Howell St., Ste. A, 214.871.9207

**23. Sal’s Pizza - 2525 Wycliff Ave.** – 214.522.1828

**24. Sammy’s Barbeque** – 2126 Leonard St., 214.880.9164

**25. Sfuzzi Uptown** – 2533 McKinney Ave., 214.953.0300

**26. Thai-To-Go** – 2222 Medical District #205, 214.484.2161

**27. Thai Lotus Kitchen** – 3851 Cedar Springs Rd., 214.520.9385

**28. Zini’s Pizzeria** – 4001 Cedar Springs Rd., 214.599.2600

# UPTOWN Nightlife





Whether you're ready to sit back on a Saturday afternoon and quench your thirst with a drink or looking for a white-hot night on the town, Uptown Dallas is the place for you. From neighborhood and patio pubs to flashy and exclusive nightclubs, you can find your desirable level of energy, music and ambiance. Check out our comparison chart after our listing of the most popular haunts of Uptown Dallas. Note the numbers of the spots you'd like to put on your party list and then reference the map at the end of this section for locations. The McKinney Avenue Trolley has a special Friday and Saturday night schedule that will allow you to visit different club scenes safely and easily.

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## **McKINNEY AVENUE** Nightlife

- 1. Aura** – 2912 McKinney Ave., 214.220.2872, Hours Thurs-Sat 9pm-2am; The Aura is ultra-hip and modern with a very upscale atmosphere. Resident DJ's spin Hip-Hop and Mash-ups nightly.
- 2. Black Friar Pub** – 2621 McKinney Ave., 214.953.0599, Happy Hour Mon-Fri 3-7
- 3. Christie's Sports Bar** – 2811 McKinney Ave. #22, 214.954.1511. Christie's is possibly

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the most popular sports bar in the area. During sports events and in the warm summer months the bar and patio will be packed with energy and excitement.

**4. Cork Wine Bar** – 3636 McKinney Ave Dallas, TX 75204 214.379.7031 One of our favorites! This is the ONLY place in Dallas where you can purchase wine by the taste. Use the touch screen to purchase tastes or glasses. Indulge your senses with yummy but reasonably priced wines and a recently added cheese menu.

**5. Cru Wine Bar** – 3699 McKinney Ave. #107 West Village Shopping Center, 214-.526.9463, Cru offers over 300 selections of wine with some 50 offered by the glass, as well as 14 wine flights daily. Wine selections are well chosen and moderately priced.

**6. Frankie's Sports Bar & Grill** – 3227 McKinney Ave., 214.914.2876. Best free Wi-Fi spot; City Search-One named Frankie's one of the 10 best places to watch the super bowl; USA Today-One of the best 5 sport bars in Dallas by Associated Content; Monday –Friday Happy Hour 11a-7p: \$1 Off All Drinks, \$3 Special-tine's

**7. Hook, Line & Sinker** – 3103 Lemmon Ave., 214.965.0707. Be prepared for a line out the door and a full patio if you show up late for lunch or dinner. This quaint little restaurant has numbingly good seafood and a fun, relaxed atmosphere

**8. Lemon Bar** – 3699 McKinney Ave., Ste. B106, 214.443-6043. A great American pub with a classic and relaxed atmosphere that is perfect for lunch, dinner and simply socializing.

**9. Lotus Dallas** – 2900 McKinney Ave., 214.468.0300. The plush, upscale Lotus Lounge provides the best of Uptown nightlife. Enjoy the Asian rocked décor and DJ music while socializing with the Uptown elite.

**10. McKinney Ave. Tavern** – 2822 McKinney Ave., 214.969.1984. A very popular neighborhood haunt where you can always make a new friend and feel relaxed.

**11. Sambuca Restaurant** – 2120 McKinney Ave., 214.744.0820. If you have any interest in Jazz, you have to try the Sambuca. The food is exciting set against a gorgeous backdrop of elegant design and soulful melodies to make every dining experience special.

**12. Sharaku Sake Lounge** – 2633 McKinney Ave., #170, 214.999.1330. Enjoy a little Japanese imbibing in an upscale retreat.

**13. The Ginger Man Pub** – 2718 Boll St., 214.754.8771, A quaint and inviting American pub with a large choice of microbrews and foreign beers as well as the classics. This is the perfect place to join your friends for an afternoon lounge spot or party to the sounds of live music five nights a week.

**14. The Idle Rich Pub** – 2614 McKinney Ave., 214.965.9926. Enjoy Irish fair in an European pub atmosphere.

**15. The Loon Bar and Grill** – 3531 McKinney Ave., 214-559-3059. Very upscale location with a contemporary and elegant atmosphere.

## BAR, PUB AND CLUB Review At A Glance

Name	Happy Hour Times	Live Music or DJ	Club, Neighborhood, Sports or Specialty Bar
<b>Aura</b>		DJ	Club
<b>Black Friar Pub</b>	Mon-Fri 3pm - 7pm	No	Neighborhood
<b>Christie's Sports Bar</b>		No	Sports
<b>Cork</b>		No	Specialty
<b>Cru Wine Bar</b>		No	Specialty
<b>Dali Wine Bar and Cellar</b>		Live Music	Specialty
<b>Frankies Sports Bar &amp; Grill</b>	11am - 7pm	No	Sports
<b>Ghost Bar @ W Dallas-Victory</b>		DJ	Club
<b>The Ginger Man Pub</b>		Live Music	Neighborhood
<b>Hook, Line &amp; Sinker</b>		No	Neighborhood
<b>House of Blues</b>		Live Music	Club
<b>Hully &amp; Mo Restaurant and Tap Room</b>	4pm - 7pm	No	Neighborhood
<b>The Idle Rich Pub</b>		No	Neighborhood
<b>Lemon Bar</b>		No	Neighborhood
<b>The Londoner</b>	4pm - 7pm	No	Neighborhood
<b>The Loon Bar and Grill</b>		No	Club
<b>McKinney Ave. Tavern</b>		No	Neighborhood
<b>The Place at Perry's</b>	2pm - 7pm	No	Neighborhood
<b>Sambuca Restaurant</b>		Live Music	Club
<b>Sharaku Sake Lounge</b>		No	Specialty
<b>State &amp; Allen Lounge</b>		No	Neighborhood
<b>Thomas Avenue Beverage Company</b>		No	Neighborhood
<b>Uptown Bar &amp; Grill</b>	3pm - 5pm	No	Neighborhood
<b>Urban Oasis</b>		DJ	Club
<b>Victory Tavern</b>		No	Sports
<b>Vino 100</b>		No	Specialty



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**16. Uptown Bar & Grill** – 2523 McKinney Ave. Suite A, 214.969.9433. Happy Hour Daily 3-5; D Magazine voted the Uptown Bar & Grill's Burger as the "Best Tasting burger in the city of Dallas."

**17. Urban Oasis** – 2332 Leonard St., 800.597.8399. The decadent and alluring atmosphere inside Hotel Zaza makes this dynamic hotspot hugely popular among the young professional crowd. Enjoy summer poolside service or winter magic as the pool is covered and you are sitting over a glowing bluish green light as you are transfixed by the skyline views of Dallas.

**18. Vino 100** – 2909 McKinney Ave., 214.969.9463. Vino 100 offers "100 great wines for \$25 or less."

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## **STATE THOMAS** Nightlife and Hot Spots

**19. Dali Wine Bar and Cellar** – 1722 Routh St. at One Arts Plaza, 469.385.9360 Relax and sip a glass of wine and listen to live jazz music at this serene yet cosmopolitan wine bar. Sunday bring your own bottle no corkage fee. Tues New Release night \$15 for 5 2oz pours

**20. Hully & Mo Restaurant and Tap Room** – 2800 Routh St., Ste. 115, 214.954.0203. Happy Hour: Mon-Fri 4pm-7pm

**21. State & Allen Lounge** – 2400 Allen Street, 214.239.1990. Stop and check out this popular hangout that is as impeccable as it is effortless. Good food and prices with a charming patio area.

**22. The Londoner** – 2909 Thomas Ave., 214.979.2333. Happy Hour: Monday thru Friday 4pm – 7pm; \$1 OFF all Beer, Liquor & Wines by the glass; Saturday & Sunday Brunch Specials 11 - 3pm

**23. The Place at Perry's** – 2911 Routh Street, 214.871.9991. Happy Hour Monday through Friday from 2pm to 7pm

**24. Thomas Avenue Beverage Company** – 2901 Thomas Ave., 214.979.0452. Check out this great neighborhood pub and lively atmosphere.

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## **VICTORY PARK** Nightlife and Hot Spots

**25. Ghost Bar @ W Dallas-Victory** – 2440 Victory Park Lane, 214.720.9909. Currently rated as Dallas's number one club, this 33rd floor rooftop ultra- lounge is where the beautiful people soak up the gorgeous views. Expect long weekend lines.

## UPTOWN Happy Hour Comparison

Name	Details
<b>Black Friar Pub</b>	Happy Hour Mon-Fri 3-7
<b>Christie's Sports Bar</b>	Happy Hour: Mon-Fri 11am -7pm
<b>Cork</b>	Happy Hour: Sunday -Thursday 4 pm 7 pm
<b>Cru Wine Bar</b>	Half-Price Champagne Thursdays
<b>Dali Wine Bar and Cellar</b>	Happy Hour: Mon 5-7 1/2 price wines by the glass; Tues New Release night \$15 for 5 2oz pours.. Sunday bring your own bottle no corkage fee;
<b>Frankies Sports Bar &amp; Grill</b>	Happy Hour 11a-7p: \$1 Off All Drinks, \$3 Special-tini's Tuesdays Happy Hour 11a-7p: \$1 Off All
<b>The Ginger Man Pub</b>	Happy Hour: Mon-Fri 4pm - 7pm \$1 off Pints and Talls; \$2 off pitchers
<b>Hook, Line &amp; Sinker</b>	Happy Hour:Seven days a week 4-7
<b>Hully &amp; Mo Restaurant and Tap Room</b>	Happy Hour: Mon-Fri 4pm-7pm; Sat 11am - 4pm Half Price Ladies drinks 4pm-Close:
<b>The Idle Rich Pub</b>	Happy Hour: Mon-Fri 3pm - 7pm \$1 off drafts, well and specialty drinks
<b>Lemon Bar</b>	Happy Hour: Mon-Fri 4pm - 7pm
<b>The Londoner</b>	Happy Hour: Monday thru Friday 4pm – 7pm Sunday 4pm - close \$1 OFF all Beer, Liquor & Wines by the glass Saturday & Sunday Brunch Specials 11 - 3pm
<b>The Loon Bar and Grill</b>	Happy Hour: Daily 11am - 6pm
<b>McKinney Ave. Tavern</b>	Happy Hour: Mon-Fri 3pm - 7pm
<b>The Place at Perry's</b>	Happy Hour Monday through Friday from 2pm to 7pm
<b>State &amp; Allen Lounge</b>	Happy Hour: Mon-Fri 3pm - 7pm; \$1 off all drinks
<b>Thomas Avenue Beverage Company</b>	Happy Hour: Tues-Fri 4pm - 7pm; Varied specials; Monday night meal discounts
<b>Uptown Bar &amp; Grill</b>	Happy Hour: Mon-Fri 3pm - 7pm; \$1 off all drafts, well and specialty drinks
<b>Victory Tavern</b>	Happy Hour: Mon-Fri 4pm - 7pm; Specially priced well and signature drinks

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**26. House of Blues** – 2200 North Lamar St., 214.978.4800. The always thriving and electric ambiance of the House of Blues is an experience you don't want to miss. Stop by and join the many lifelong HOB devotees in an evening that feeds your stomach and soul.

**Patio Grill** – 3403 McKinney Ave., 214. 720.3838, The patio at this grill is one of the busiest networking and social hotspots. Be sure to show up early on game days as it will be packed quickly.

**Rattlesnake Bar (Inside Fearing's)** – 2121 McKinney Ave., 214.922.4848, The Rattlesnake Bar is a new hotspot in the Uptown area. Located inside Fearing's in the Ritz Carlton, the beauty and elegance turns into sleek, contemporary surroundings once you enter the bar area. Music is nightly provided by DJ's. The atmosphere and pricing is very upscale. It has become a leading social hub in Uptown.

**27. Victory Tavern** – 2501 North Houston Street, (214) 432-1900. A modern day American Tavern located at the entrance to the American Airlines Center. A perfect stop for a pre-game cocktail before taking place courtside or on the ice for a Dallas Mavericks or Stars game.



## PUBLIC GOLF

Dallas is most definitely a city that loves its golf! We've put together some of the nearby public golf courses and other golf avenues for you to practice your game at. All of these (with one exception) are within 15 minutes of Uptown. All of these are open to the public.

**Hank Haney Golf** – 2300 North Stemmons FWY, Dallas TX, 75204 (214) 520-7275.  
Great place to practice and to get lessons. About 10 minutes from Uptown.

**Top Golf** – 8787 Park Ln Dallas, TX 75231 (214) 341-9600.  
For a set fee, you can play as many holes as you want in a mini-golf setting. It is a fun experience on the three different courses.

**Stevens Park** – 8787 Park Ln Dallas, TX 75231 (214) 341-9600.  
Nestled in the historic Kessler Park neighborhood in Oak Cliff, Stevens Park offers a tree-lined layout that is 6,005 yards long.

**Tenison Golf Course** – 3501 Samuell Boulevard, Dallas, TX 75223-1725 (214) 670-1402.

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Great place to take lessons! Dallas' first municipal golf course.

**Tour 18** – 8718 Amen Cor, Flower Mound, TX 75022-6498 (817) 430-2000.

It will take you a while to get here, but this is one of the most amazing places you will ever visit. Picture playing 18 of the best holes in the world, all in one place. Tour 18 has done a remarkable simulation job in building just that. Well worth the visit... and a terrific gift certificate for Father's day!

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## MOVIE THEATERS

Uptown has many options for night life...except movie theaters! When using your flat screen is just not enough, there are some excellent options nearby to choose from. The following are theaters that are very popular within 20 minutes of Uptown.

### UPTOWN & NEARBY

**AMC Northpark 15** – 8687 North Central Expressway 972.724.8000 *Mainstream*

At Northpark Mall, this superb, well-established mall is in the affluent Preston Hollow area along Central Expressway. Features first run movies and excellent facilities. It's a very popular theater and worthy of your attention after grabbing sale items at the mall. This is our favorite movie theater to enjoy during Christmas season because the mall is so well decked out...it puts us in the holiday mood.

**Lakewood Theater** – 1825 Abrams Rd, Dallas 75214 214.821.7469 **M\$** *Art Style*

The theater is in itself an event to make a fun date out of. It's beautiful and fun to visit. They show old movies and have unique events here. Cheap admission and terrific historic theater.

**Landmark Inwood** – 5458 West Lovers Lane, Dallas, TX 75209-4218 214.352.5085  
*Art Style*

Located about 12 minutes from Uptown in the beautiful Pavilion Town Center, you can find some unique places to shop at and eat (including another Breadwinner's!) and then catch higher end art style movies. The theater's architecture is perhaps the most interesting in all of Dallas. Worth a visit.

**Magnolia Theatre** – 3699 McKinney Ave Dallas 214. 214.764.9106 *Art Style & Bands*

Uptown's Only Movie Theater. Runs consist of art and foreign movies for the most part, but with some mainstream. So convenient to walk to the movies from the Trolley! They have bands play here, and unique film festivals as well. Comfortable in size, never too crowded despite the West Village location, and can be quite romantic. Prices are excellent!

**Studio Movie Grill** – 11170 North Central Expy, Dallas, TX 75243-6904 (214) 750-1423  
*Mainstream*

We are a little biased about this theater. It's just a superb, well done concept. Ticket prices are typically the same or cheaper than other theaters, and they serve (after a recent innovation) a wide range of fast food AND healthy options (excellent salads!).

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Try the wine with your movie as well!

**The Galaxy** – 5301 N Interstate Highway 45 Ennis, TX 75119-0908 (972) 875-5505  
*Mainstream Drive-In*

When is the last time you even heard of a drive-in, much less tried one? This is actually very well done. They have 4 outdoor theaters, with the speakers that mount on your car... but they supplement this with broadcasting the movie sound on a FM frequency. Drinks and food prices are reasonable, and tickets are the cheapest in town. And, they show theater plugs (like go try popcorn) that were shown in the 1950s! This place was PACKED when we went recently...felt like a concert almost, but without the wildness and very orderly. Very fun, go visit.

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## SPORTS VENUES

Dallas definitely has world class sports in just about every major category...and even some fun categories you may not expect. Here are some of the obvious and not so obvious choices available to you.

**American Airlines Center** – 2500 Victory Avenue, Dallas, (214) 221-8326.

The American Airlines Center in Victory Park is home to the excitement and energy of both the Dallas Mavericks and the Dallas Stars.

**Byron Nelson Golf Tournament** – 4150 North MacArthur Blvd, Irving, (972) 717-0700

This PGA event is held annually in honor of Byron Nelson, whose incredible winning streak and scoring average earned him the honor of being the first professional golfer to have a PGA TOUR event created in his name. The event is held each spring at the TPC Four Seasons Dallas at Las Colinas. The course's 2008 multimillion-dollar renovation was specifically designed to challenge the professional golfer as well as entertain today's savvy amateurs. The renovation features an upgraded pavilion, a dynamic new area for kids and families and even better golf viewing on every hole.

**Dallas Cowboys Stadium** – 900 East Randol Mill Rd, Arlington, (817) 892-4161.

Long known as “America’s Team”, the new, sleek home of the Cowboy’s is just minutes away from Uptown. Check out the stadium just off 360 in the Arlington area.

**Dallas Diamonds** (*pro Women’s Football*) – (817) 595-3126

The Dallas Diamonds, established in 2002, are the most successful sports franchises in women’s football. Holding four World Championship titles (2004, 2005, 2006 and 2008). These tough ladies play full contact, high excitement football just like their NFL counterparts. The Diamonds’ season kicks off in April and runs through July

**Dallas Harlequins** (*Rugby*) – 5207 McKinney Avenue, Dallas, (214) 526-3586.

The Harlequins are a Texas Rugby Union and Super League club in the Uptown area. If you love Rugby, stop and watch a game or learn how to play from joining one of the association groups.



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**FC Dallas** (*Soccer*) – 9200 World Cup Way, Frisco, (214) 706-6500.

FC Dallas is the Dallas area Major League Soccer team based in Frisco at the Pizza Hut Park Sports Complex. Owned by the Hunt family, this team is quickly rising in the league.

**Frisco Rough Riders** (*double A baseball*) – 7300 Rough Riders Trail, Frisco, (972) 731-9200.

The Rough Riders are a minor league baseball team playing at the Dr. Pepper Ballpark in Frisco (about 30 minutes away from Uptown on a weekend). The team does quite well each season and watching the team is a great way to spend the afternoon.

**Hint:** GREAT event to socialize at.

**Lone Star Park** – 1000 Lone Star Parkway Grand Prairie 75050-9635, (972) 263-7223

Lone Star Park is a beautiful horse track and very clean. It offers both thoroughbred and quarter horse racing. During race season, they race daily. Live concert events are also frequent there. The staff is professional.

**Mesquite Championship Rodeo** – 1818 Rodeo Drive Mesquite (972) 285-8777

Bareback, saddle bronco and bull riding; chuck wagon races; cowgirl barrel racing; and more are in store at the world-famous Mesquite Championship Rodeo. It all takes place in ultramodern facilities, on Friday and Saturday evenings from April through the last weekend in September.

**Texas Rangers** – 1000 Ballpark Way, Arlington (817) 273-5100

The Rangers Ballpark in Arlington is simply superb. It was built as a highly innovative update of a traditional ball park design. Its design has been highly copied...and when you visit, you will see why. You can still get good seats at reasonable prices and parking is plentiful. Take yourself to the ball game and check it out.

**Texas Motor Speedway** – 3545 Lone Star Circle, Fort Worth, TX (817) 215-8500

Have the need for speed? This massive 100,000 seating stadium hosts many of racing's finest events, including NASCAR and the World Dirt Track Championship. Texas Motor Speedway also offers driving schools, luxury living in trackside condos, and classic car shows.



Uptown Dallas has a love of all things creative and the Arts are featured prominently in this area. The South portion of Uptown borders the Dallas Arts District with the M-Line Trolley drop-off across the street from the **Dallas Museum of Art**. From this location you can take a short walk to **The Crow Collection of Asian Art**, the **Nasher Sculpture Center** and the **Morton H. Meyerson Symphony Center**.

Below are Art Galleries found within the Uptown area itself:

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## UPTOWN ART VENUES

**Afterimage Gallery** – 2800 Routh St., 214.871.9140, Hours of Operation: Monday – Saturday 10am – 5:30pm. [www.afterimagegallery.com](http://www.afterimagegallery.com)

**Artisan Style** – 2417 Mahon St., 214.468.9095, Hours of Operation: Tuesday - Friday 11am - 6pm; Saturday 10am -5pm. [www.artisanstyle.net](http://www.artisanstyle.net)

**The Dallas Institute of Humanities and Culture** – 2719 Routh St., 214.871.2440, Hours of Operation: Monday – Friday 9am – 5pm; Check website for special evening programs.

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**David Dike Fine Art** – 2613 Fairmount St., 214.720.4044, Hours of Operation: Monday - Friday 10am – 5pm; Sat. 10am – 4pm; Sunday – Closed. [www.daviddike.com](http://www.daviddike.com)

**Galerie Kornye** – 2530 Fairmount St., 214.954.4475, Friday 10am to 4pm; Saturday 11am to 4pm or by appointment. [www.kornye.com](http://www.kornye.com)

**MAC - McKinney Avenue Contemporary** – 3120 McKinney Ave., Hours of Operation: Wednesday - Saturday 11 am - 9 pm. [www.the-mac.org](http://www.the-mac.org)

**Museum of Geometric & MADI Art** – 3109 Carlisle Street, 214.855.7802, Hours of Operation: Monday Closed; Tuesday, Wednesday, Friday Saturday 11 a.m. - 5 p.m.; Thursday 11 am - 7 p.m.; Sunday 1 pm - 5 pm. [www.geometricmadimuseum.org](http://www.geometricmadimuseum.org)

**The 4th Wall Gallery** – 2925 Fairmount, 888.614.9255, Hours of Operation: Tuesday, Wednesday and Friday 11am – 6pm; Thursday and Saturday 12pm- 8pm. [www.the4thwallgallery.net](http://www.the4thwallgallery.net)

**The Goss-Michael Foundation** – 1405 Turtle Creek Blvd, 214.696.0555, the gallery is closed for renovation at this new location until Fall 2010. Normal Hours of Operation: Tuesday – Friday 10:00 am - 6:00PM; Saturday 11:00am - 4:00pm. [www.gossmichaelfoundation.org](http://www.gossmichaelfoundation.org)

**Uncommon Market, Inc.** – 2701 Fairmount St., 214.871.2775, Hours of Operation: Monday – Saturday 10:00am - 5:30pm. [www.uncommonmarketinc.com](http://www.uncommonmarketinc.com)

**Visual Arts Coalition of Dallas** – 2902 Maple Ave., 214.239.0251, Fri, Sat: 11am - 6pm; Call or check website for special exhibition hours. [www.visualartsdallas.org](http://www.visualartsdallas.org)

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## NEARBY ARTS ATTRACTIONS

**Dallas Museum of Art** – 1717 North Harwood Street, 214.922.1200. You don't want to visit Dallas without stopping at the DMA. It is one of the premier Arts museums in the nation! From the gorgeous outdoor sculpture gardens to the wide variety of American, Pacific Islands, European, Mediterranean and African art, every step is a journey through time and space. Seeing the world through the eyes of the world's most famous artisans of the last few centuries is not an experience to miss. [www.dm-art.org](http://www.dm-art.org)

**Crow Collection of Asian Art** – 2010 Flora St. (just South of Uptown), 214.979.6430, Hours of Operation: Closed Monday; Tuesday-Thursday 10 AM-9 PM; Friday-Sunday 10 AM-6 PM. [www.crowcollection.org](http://www.crowcollection.org)

**Dallas Center for the Performing Arts** – 2100 Ross Ave., Ste. 650, (just South of Uptown), 214.954.9925, Hours of Operation: Monday - Saturday 10 am – 8 pm; Sunday 11 am – 4 pm; Check Box Office for performance schedule and tickets at 214.880.0202. [www.dallasperformingarts.org](http://www.dallasperformingarts.org)



**Dallas Symphony Orchestra** – 2301 Flora St., (just South of Uptown), 214.871.4054, Hours of Operation: Monday- Saturday 9am – 6pm; Sunday 12pm-4pm. [www.dallassymphony.com](http://www.dallassymphony.com)

**The Dallas Opera** – 8350 N. Central Expy Suite 210, (just NE of Uptown), 214.443.1000, Hours of Ticket Office Operation: (by phone) Monday- Friday 9am – 5pm; (walk-up in the lobby of the Winspear Opera House) Monday- Friday 10am – 5pm. [www.dallasopera.org](http://www.dallasopera.org)

**The Sixth Floor Museum at Dealey Plaza** – 411 Elm St., (just SW of Uptown), 214.747.6660, Hours of Operation: Monday 12pm – 6pm; Tuesday-Sunday 10am – 6pm. [www.jfk.org](http://www.jfk.org)



Uptown has some of the most unusual and high end hotels located both directly in its borders, as well as within just a few minutes nearby in downtown or the surrounding areas. This list is not a comprehensive list, but will steer you to some of the better choices in the area.

Hotels in general in the area are not cheap, but some excellent options for the value minded are included.

**Abby Brown Guest House** – 5417 Goodwin Avenue, (214) 264-4804. The Abby Brown Guest House is tucked into a quiet residential area of Uptown and will transport you to a world of warmth and relaxation. Within a short walking distance enjoy a large variety of shopping, entertainment and dining. **\$\$**

**Aloft-Downtown** – 1033 Young Street, (214) 761-0000. Aloft is a retreat into cozy yet contemporary surroundings. Enjoy the relaxing atmosphere or the lively social areas. **\$\$\$**

**Amelia's Place: The Dallas Bed and Breakfast Est.** – 5425 Gaston Avenue, (214) 827-3779. Experience the premier guest service and southern charm of this Bed and Break-

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fast. You will see the true meaning of Southern hospitality.

**Bailey's Uptown Inn** – 2505 Worthington, (214) 720-2258. Try the antique filled rooms complete with private baths, comfortable sitting areas, and high speed Wi-Fi wireless Internet service. **\$\$**

**Best Western Cityplace Inn** – 4150 North Central Expressway, (214) 827-6080. Try this convenient yet affordable location.

**Corinthian Bed & Breakfast** – 4125 Junius Street, (214) 818-0400. This boutique bed and breakfast is cozy, comfortable and elegant. It provides an oasis in the heart of Uptown. Book the Mayor's Suite of the Carriage House if you get a chance. **\$\$**

**The Fairmont Dallas** – 1717 North Akard Street, (214) 720-2020. The Fairmont is excellence personified including the location in the heart of the Arts District. Enjoy the comfort and epicurean delights during your stay. **\$\$\$**

**The Guesthouse on Allen Street** – 2203 Allen Street, (214) 954-1079. This Bed and Breakfast is a favorite in the Dallas area. Mrs. Kay will also delight you with her sublime cooking and sinfully decadent desserts. **\$\$**

**Hotel Indigo Dallas** – 1933 Main Street, (214) 741-7700. Hotel Indigo is a registered historic landmark property that was completely renovated into a charming boutique hotel in the heart of Downtown Dallas on Main St. **\$\$**

**Hotel St. Germain** – 2516 Maple Ave., (214) 871-2516. The Hotel St. Germain enjoys attractive surroundings in a beautifully restored historic building. The service is white glove and very unobtrusive. You can enjoy a variety of selections on a wine list that is fairly priced. **\$\$\$**

**Hotel ZaZa** – 2332 Leonard Street, (214) 468-8399. Hotel Zaza offers opulent surroundings and premier service in a beautiful location. Book a room for a social weekend or treat yourself to a mini-vacation and you won't be disappointed. **\$\$\$\$**

**Hyatt Summerfield** – 2914 Harry Hines Boulevard, (214) 965-9990. The Hyatt enjoys a wonderful location, parking garage, great shuttle service and comfortable rooms for your stay. **\$\$**

**The Joule, a Luxury Collection Hotel** – 1530 Main Street, (214) 748-1300. The Joule is renowned for the excellent service and lush surroundings. It truly is a "jewel". **\$\$\$\$**

**La Quinta** – 4440 North Central Expressway, (214) 821-4220. La Quinta has a great location near area entertainment. The rooms are clean and comfortable as well as affordable. **\$\$**

**Mansion On Turtle Creek** – 3411 Gillespie St, (214) 559-2100. The Mansion on Turtle Creek is the type of place you dream about, the hilltop Mansion is luxury personified with white-glove service beyond compare. It is one of the most desirable hotels in Dallas. **\$\$\$\$**



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**Maple Manor** – 2616 Maple Avenue, (214) 871-0032. The Maple Manor is a beautifully charming hotel nestled in uptown. It's Victorian flair and beautiful surroundings make it a favorite wedding location as well. **\$\$**

**Ritz-Carlton Hotel in Dallas** – 2121 McKinney Ave., (214) 922-0200. The Dallas Ritz Carlton lives up to and exceeds the reputation that the Ritz portrays. Bask in rich, extravagant luxury with your every need met by the dedicated staff. **\$\$\$\$**

**Rosewood Crescent Hotel** – 400 Crescent Court, (214) 871-3200. Enjoy pleasant surroundings in this four-star luxury hotel with reasonable prices. **\$\$\$**

**Stoneleigh Hotel** – 2927 Maple Ave, (214) 871-711. The Stoneleigh underwent a \$36 million renovation in 2008 and while it has kept its gorgeous Art Deco feel, it has risen to a new level of luxury and comfort. Enjoy the hotel and spa for a retreat into your own personal oasis. **\$\$\$\$**

**The Westin City Center Dallas Hotel** – 650 North Pearl Street, (214) 979-9000. The Westin provides a comfortable and inviting place to stay in the heart of a major business area. **\$\$\$**

**W Dallas-Victory Hotel** – 2440 Victory Park Lane, (214) 397-4100. All your wishes will be granted at this splashy, modern, state-of-the-art luxury Hotel. The home to the trendy Ghost Bar and premier Craft restaurant, the energy in the air is electric. The opulent surroundings, superior service and lavish amenities are among the very best you will find in Dallas. **\$\$\$\$**

**The Warwick Melrose Dallas Hotel** – 3015 Oak Lawn Avenue, (214) 521-5151. The Warwick is a trip into old world luxury and relaxation. The staff provides the ultimate service while the atmosphere and ambiance transports you back in time to a rich era of decadent indulgence. **\$\$\$**



One of the treasures of Uptown is the well planned way that the planners encourage boutique shops to flourish. Uptown has some fascinating clothes, furniture and other boutiques either right in the neighborhood (easily accessed by the free Trolley) or within 10 minutes away in Downtown, etc. Some of these are found in converted houses and make for delightful experiences in visiting while strolling through neighborhoods (try FAIRMOUNT and ROUTH streets for many all within the same 1 or 2 blocks).

We highlight some of the better choices for visiting. Go enjoy these shops on beautiful sunny days, or have a perfect excuse to stay out of the rain and get “stuck” in one!

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### FURNITURE AND ANTIQUES

**Design Legacy** – 14 Glass St - Dallas, TX 75207, (214) 748-5118

**MUST VISIT!** Known for eclectic furniture and accessories, presented in an exceptional format, this sumptuous store used to be located in West Village, but is now in nearby Oak Lawn. We love it so much that we think it might be worth a venture out to see! Only minutes away to visit... go and enjoy!

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**Dorrace Pearle Antiques** – 2736 Routh St, Dallas, (214) 855-0008

This is a browser's delight in antiques shops: something interesting, unusual and lovely at every turn. The store is operated by Mary Jean George, who took over the business her mother opened in 1966. Dorrace Pearle Antiques specializes in estate jewelry and "smalls," such as crystal and china. Customers can browse through 3,000 square feet of treasures from France, Italy and England, including lace bobbins, perfume bottles and vanity items. Other finds include Staffordshire figurines and Mexican folk art. Review courtesy of Dallas Morning News.

**The Eagles Antiques** – 2711 Fairmount Street, Dallas, TX 75201, (214) 871-9301

Antique store with emphasis on 18th & 19th century pieces from Europe and Russia. The owner loves talking about the history of his pieces.

**Galerie Kornye** – 2530 Fairmount Street, Dallas, (214) 954-4475

Original 19th- and 20th-century paintings, sculptures, and antiques are the specialty here.

**Heritage Collection Antiques** – 251 Fairmount St, Dallas, (214) 528-3500

Something about the competition of auctions gets our juices flowing. Well, this auction house has something to get excited about... many somethings! It's the largest auction house of antique furniture and other collectibles. Live auctions also available on their site and their web site has many pictures of their masterpieces. Worth checking into!

**John Robert Clark Antiques** – 2723 Routh Street, Dallas, (214) 871-3388

You will find a wonderful selection of antiques here, and within a charming Victorian cottage. They specialize in candelabra, chairs, and tables.

**On Consignment** – 2717 Fairmount Street, Dallas, (214) 720-1818

Discover a monstrous showroom, filled with unique pieces such as dressers, chairs, rugs, chandeliers and more. The sheer quantity of items means you will most likely find several intriguing pieces.

**Riddell Rare Maps & Fine Prints** – 2611 Fairmount Street, Dallas, (214) 953-0601

Connie and Royd Riddell offer a vast amount of rare 16th- to 19th-century prints, maps, and globes in their Uptown boutique. Pieces are primarily from America and even the Republic of Texas. We think this is a fascinating place and one to find a most unique treasure for decoration or collecting.

**Uncommon Market** – 2201 Fairmount Street, Dallas, (214) 871-2775

Founded in 1971, this antiques dealer boasts a literal cornucopia of antiques and collectibles. It is housed in 2 Victorian houses and an adjacent three story warehouse. Includes many wonderful pieces to choose from, including leather suitcases, books, lighting fixtures, furniture, and more. Local establishments use pieces from this wonderful market to decorate their establishments.

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## BOUTIQUE CLOTHING & GIFTS

**Ahab Bowen** – 2614 Boll St, Dallas, (214) 720-1874

MUST VISIT! Many enthusiastic shoppers regularly pour through the neatly stacked and placed vintage clothes here for picking out something superb...and at low, almost thrift store prices. Amazing selection of 70's and 80's tops and bottoms. And, guys even love this store too!

**Accents Fashion Accessories** – 3699 McKinney Avenue, Suite 502, Dallas, (214) 252-3870. Chic wardrobe accessory store, with items displayed with excellent taste. This delightful boutique is located in the amazing West Village shopping center on McKinney.

**Blush Couture** – 2422 Allen Street, Dallas, (214) 303-0077

Innovative designer gowns for brides to be. Dresses can be customized to your tastes. High fashion and worth the visit!

**Bohemian Angel Flowers & Gifts** – 2815 Allen St., Suite 122, (214) 754-9922

Sumptuous and joyous, we love the feel of this shop and of the delightful, custom flower arrangements! Choose from a wide variety of possibilities – roses, exotic flower, tulips and more. Also includes special unique and complimentary gifts to add to the special feel of the gift you are sending to.

**Forty Five Ten** – 4510 McKinney Avenue, Dallas, (214) 559-4510

Perhaps Dallas' premier boutique destination, this 8,000 square foot store is set in a superbly renovated historic building. The store has attracted clientele including Oprah, Laura Bush, Gwyneth Paltrow, Jessica Simpson and Angie Harmon. MUST VISIT!

**The Garden Gate** – 2615 Routh Street, Dallas, (214) 220-1272

Delightful flower shop located in a cottage on Routh Street. Flowers are fresh and arrangements are well thought out. In addition to floral design, the shop offers gift ideas including picture frames, vases, and candles.

**Krimson and Klover** – 3111 Cole Avenue, Dallas, (214) 871-2334

Krimson and Klover is a women's contemporary boutique located in a chic Victorian house in Uptown Dallas Locals find everything they need, from a Tee for the football game, a dress for a special occasion (date, gala, or wedding) or everyday stylish basics (jeans and trendy top or a belted dress) to update their wardrobe.

**Lulu's Bridal Boutique** – 2728 Routh Street, Dallas, (214) 871-9610

Located in an attractive cottage, this boutique offers designer gowns, bridesmaid and flower girl dresses, mother of the bride ensembles, veils, jewelry and more. We also love their sister location Stardust Celebrations in West Plano!

**Q Shirtmakers** – 3699 McKinney Avenue, Suite 303, Dallas

Perhaps this is the BMW of shirt stores! Affluent buyers frequent this West Village shop for custom shirts. Clients can choose from thousands of fabrics and create their own

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designs.

**Stanley Korshak** – 500 Crescent Court, Suite 100, Dallas, (214) 871-3600

Nationally known Korshak department store is situated in a grand 3 story building in the upscale CRESCENT center. They carry men's and women's clothing, handbags, shoes, cosmetics, and more. Includes hair salon and bridal boutique.

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## BEST MALLS AND SHOPPING CENTERS

**Galleria Mall** (*North Dallas*) – 13350 Dallas Parkway, (972) 702-7100

Located in the premier North Dallas area, this mall has upscale designer shopping for those with refined tastes to want to dress and own the latest and best styles. Check out the indoor ice rink as well.

**Highland Park Village** (*Park Cities*) – 47 Highland Park Village Highland Park, TX 75205, (214) 559-2740. This was the first mall EVER. It is located in the most affluent area of town. Spend an entire afternoon here... it's an outdoor, endless, strip style mall. Very high end!

**Northpark Mall** – 8687 N Central Expy #1030 Dallas, TX 75225, (214) 361-6345. A MUST VISIT – Northpark is a landmark and a premier destination. So many gorgeous stores here, and in a terrific area of town. It's fun to celebrate Christmas in this mall. They really deck it out!

**Pavilion Town Place** (*Park Cities*) – 7700 Greenway Boulevard Dallas, TX 75209-7323, (214) 352-1788. Amazing collection of shopping with an upscale, yet relaxed feel. Several of our favorite places to eat are located here including Breadwinners (amazing brunch!) and Rise (delightful for any meal). Includes boutique shopping galore, along with chains that are not as typical, such as White House/Black Market. Includes the Inwood movie theater, a delightful renovated theater with unique design.

**Snider Plaza** (*Park Cities*) – 6929 Snider Plaza, Dallas, TX 75205

Charming large strip mall in the middle of Highland Park. Great places to eat on a Friday/Saturday night, with some wonderful shops to dress up your apartment/home that you wouldn't find anywhere else. Delectable choices to eat at as well, including some of our casual favorites.

## HOT AREAS OF TOWN Nearby



McKinney Avenue has plenty to explore, but sometimes a little variety outside of McKinney Avenue is fun. And, Dallas has several key areas within 15 minutes or less that are fun to visit and expand your horizon with. These are also areas that are noted as being “trendy” for home purchase, so couples in Uptown often explore these neighborhoods while in Uptown to decide where to purchase. (Lakewood and the M Streets are two very popular “first house purchase” areas after living in Uptown.)

The areas include:

**Knox/Henderson:** This is an exit off of 75/Central that is full of restaurants and nightclubs. It’s popularity is rising, along with the amount of clubs that seem to continue to pop up here! We like it here sometimes because it can be a little more laid back in some



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ways than Uptown... (not that we mind a little pretentiousness!).

Exiting West off of 75 will take you to KNOX street. This is the more developed side of the street, and it contains more of the restaurants than the other side. You will see a LOT of patio dining, and some great boutique shops to visit, along with one of our favorite wine bistros called CRUSH Wine Bar! (I love how they have labeled descriptions and ratings of their wines for purchase on their shelves).

Latest places that have the “buzz” in Knox/Henderson: The Porch, Victory Park Tavern, Capital Pub, Blue Collar Grill and Neighborhood Service Tavern

**Highland Park/University Park:** This is the “old money” part of Dallas. It is filled with amazing mansions, small cottages, and superb places to eat! You will most likely love the feel here if you have a pulse. Also, for a new potential neighborhood to buy in, the schools of Highland Park are widely believed the best in all of Dallas/Fort Worth by many people.

Take a visit to the Highland Park mall, which is the first mall ever built in the US. To take a true trip through there, it will take you an afternoon or even a day! Nearby University Park is usually linked to this area too, and has plenty of it's own places to try. For a romantic, intimate place to go, try one of our favorite restaurants, RISE. It's a country French feel with superb, light soufflés.

**Lower Greenville and the M Streets:** Think LIVE MUSIC when you think of Lower Greenville. Famous for eclectic night clubs and restaurants, this area is always packed with a wide assortment of people, including college students, bikers, affluent professionals and more. Lower Greenville was voted as the most popular live music venue in Dallas by the Dallas Observer in 2007, 2008 and 2009.

It's worth checking out for some of the clubs here, and there really are a lot to choose from. For a twist, check out the BLUE FISH for some great sushi. Might also try THE GRAPE, which is one of Dallas' most romantic spots!

**Lakewood:** With a very relaxed and artsy feel, Lakewood is a popular choice for weekend hangouts and a true variety of attractions to enjoy. Lakewood has a unique Lakewood Theater, which shows classic films and is the host to many other musical and comedy events. Lakewood has the very beautiful ARBORETUM, which contains acres and acres of the most well groomed flowers in Dallas. This is a must visit for spring for their “SPRING BLOOM” event.

Some of the trendier restaurants include Chef Sharon Hage's York Street. Lakewood also houses 2 well rated wine bistros, Times Ten Cellars and The Wine Therapist . Established restaurants to try include Matt's “Rancho” Martinez and Angelo's Spaghetti House.

# TRENDY NEIGHBORHOODS for Future Home Purchase

# 12



## TOP FIRST TIME PURCHASE AREAS FOR AFFLUENT SINGLES

These areas are known for attracting singles and professionals that remain popular year after year. They typically have an urban, “walk to” lifestyle associated with it that includes restaurants, shops and night life all within minutes of walking. These are very popular first purchase areas for affluent singles that work in Downtown or Las Colinas.

Some of these areas are better suited for condo living due to starting prices for homes and scarcity. Other communities offer both single family homes and condo living. For more information on these communities, see our previous sections.

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## DALLAS PROPER

- **Uptown** – condos and townhomes are typical purchases- \$250K and up
- **Lakewood** – single family homes - \$325K and up
- **M Streets** – single family homes and duplexes - \$350K and up
- **Highland Park/University Park** – condos going from the \$250K range are a smart purchase. You typically won't have trouble selling these due to extreme and continual demand for being located in the Park Cities school system.
- **Knox/Henderson Street** – condos - \$250K and up. Amazingly cool feel here, with some of the most popular restaurants and nightclubs in town all together. Visit the Henderson side for the great night life, but BUY on the Knox side.

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## SUBURBS

- **Shops at Legacy in Plano** – townhomes - \$325K and up
- **Addison Circle** – condos - \$300K and up
- **Richardson Heights** - Where else can you get hardwood floors, cute cottages and a very convenient location within 20 minutes of downtown, and for under \$200K? It's a very unique treasure. Sometimes you can pick up little bargains here even in the 130s range! \$170K and up.

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## AREA PROFILES

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### BLUFFVIEW

**General Feel:** The area feel is superb and luxurious. Broad streets, attractive cottages and expensive houses and beautifully landscaped, heavily treed areas are sumptuous.



**Attractions:** The quick access to the North Dallas Tollway allow for immediate access to border Park Cities, with Uptown being a few minutes away. The lovely, charming eateries, shops and antique stores along Lovers are one of a kind. ★★★★★

Area	General Feel	Attractions	Schools	Safety	Past Home Sales	Starting Home Price	Overall Score
<b>Bluffview</b>	★★★★★	★★★★★	★★★	★★★★	★★★★	\$300K	★★★★
<b>Downtown</b>	★★★	★★★★	★	★★★★	★★★	\$250K	★★
<b>Kessler Park</b>	★★★★	★★★★	★★★	★★★★	★★★★	\$300K	★★★★
<b>Lakewood</b>	★★★★	★★★★	★★★	★★★	★★★★★	\$325K	★★★★
<b>Lake Highlands</b>	★★★★	★★★	★★★	★★★	★★★	\$200K	★★★
<b>M Streets</b>	★★★★★	★★★★	★★★★	★★★★	★★★★★	\$350K	★★★★★
<b>Park Cities – Highland Park</b>	★★★★★	★★★★★	★★★★★	★★★★★	★★★★	\$500K	★★★★★
<b>Park Cities – University Park</b>	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	\$450K	★★★★★
<b>Preston Hollow</b>	★★★★★	★★★★★	★★★	★★★★★	★★★★	\$400K	★★★★★
<b>Swiss Avenue</b>	★★★★★	★★★	★★★	★★★★	★★★★★	\$350K	★★★★
<b>Turtle Creek</b>	★★★★	★★★	★★★	★★★★	★★★	\$250K	★★
<b>Uptown</b>	★★★★★	★★★★★	★★★	★★★★	★★★★★	\$250K	★★★★★

**Schools:** Schools are part of the Dallas ISD and have average rankings. Some of the highest profile private schools are nearby, which make for a better option. ★★

**Safety:** This is a wonderful area overall with low reported crime rates. ★★

**Home Values:** Cottages in the area are an attractive first option for those working in Downtown. The area is surrounded by very expensive homes as well, as well as bordering ultra affluent Park Cities. ★★

**OVERALL:** An exceptional area for singles or young couples. Excellent schools would move this area into the 4 star category. ★★

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## **DOWNTOWN**

**General Feel:** The once depressed Downtown Dallas area has been on the rise in recent years. New construction for hi rise condos in Victory Park and other areas is encourag-

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ing. But we may be a few years away still from a great downtown area...although the coming huge park area across Woodall Rogers will change that dramatically. ★★

**Attractions:** The Arts District offers the most cultured area of Dallas, with the Meyerson Symphony, the Dallas Museum of Arts, and other smaller galleries. Unique restaurants and dives also make this worth visiting. ★★☆☆

**Schools:** The schools serving downtown are not strong. ★

**Safety:** Crime is actually low here...much lower than most other parts of town. There are more policemen here in the area is a big reason for this, along with the police station on the south side of Downtown. ★★☆☆

**Home Values:** It's very reasonable to get a 2 bedroom hi rise condo here. We are just concerned about potential investment value still. ★★

**OVERALL:** Living in Downtown is a viable option if you like a high rise feel and you work downtown. No grocery stores exist except for the Urban Grocer store (a mini supermarket near Main street). ★★

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## KESSLER PARK

**General Feel:** Just west of Downtown, Kessler Park seems like miles away due to the contrast. The beautiful suburban feel with mature trees and a wide variety of attractive housing are a welcome contrast to the hustle/bustle of the city. ★★☆☆

**Attractions:** Quick access from downtown using I-30 and being right off I-35 is also very enticing. The neighborhood association is very strong, with preservation efforts and activities planned. ★★☆☆

**Schools:** A single elementary school serves the district. This latest year it was recognized. ★★

**Safety:** This quieter suburb has moderately low crime rates. ★★☆☆

**Home Values:** Homes are unique here and can range from cottages to large homes. The closeness to downtown will continue to make this a desirable community. ★★☆☆

**OVERALL:** This is an attractive option for professionals to live in our opinion. ★★

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## LAKWOOD

**General Feel:** Very cool feeling here in Lakewood. Funky, laid back and superb walking/shopping/night life options. ★★★

**Attractions:** The closeness to Downtown is a strong reason many professionals locate here. The live music, bars and unique stores are another. Lakewood has well manicured streets and mature trees. ★★★

**Schools:** Lakewood Elementary is an exemplary school, while the jr high and high schools are average. ★★

**Safety:** The parts of the area that are closer to Greenville have some safety concerns. As long as you are not located close those parts, you should be fine. ★★

**Home Values:** This continues to be a very attractive option for professionals, and the rising prices of starting homes tell the whole story. ★★★★★

**OVERALL:** This is an exciting option that many professionals enjoy living in! ★★

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## LAKE HIGHLANDS

**General Feel:** A lot of home for the money in a mostly quieter, mature area of town, with quick access to downtown. We like the large homes and relatively large lots too! ★★★

**Attractions:** There are not as many attractive options such as shops, etc here. ★★

**Schools:** This area is primarily served by the Richardson ISD. White Rock Elementary is an exemplary school that is highly sought after. ★★

**Safety:** The area is quiet overall, although parts of it are near high crime areas. ★★

**Home Values:** The values of homes here are steady, not highly rising. ★★

**OVERALL:** We feel there are better options for professionals. ★★

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## M STREETS

**General Feel:** Cool, hip and oh so desirable! The M Streets have been hot for over a decade and keep getting better. ★★★★★

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**Attractions:** Quick access to Uptown, Downtown, Highland Park, North park Mall and the night life of Lower Greenville are the main reasons that young professionals and couples locate here. ★★☆☆

**Schools:** The elementary school James Bonham is exemplary! ★★☆☆

**Safety:** Moderate to low crime levels for the area. ★★☆☆

**Home Values:** The values of homes continue to rise. It's been a very reliable past 10 years for this area, with no signs of letting up. ★★☆☆

**OVERALL:** If you are a professional, you will want to investigate this very trendy and popular area! ★★☆☆

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## PARK CITIES – HIGHLAND PARK

**General Feel:** Highland Park is the most prestigious name in Dallas. It has been for decades. Having a Highland Park address equals prestige. And, when you see how beautiful the area is, and how perfectly maintained the streets are, with all of the charming shops, you know exactly why! ★★☆☆

**Attractions:** There is not space enough to list all of the attractions. The shops, schools, restaurants, atmosphere and the affluent neighbors. It's a local legend...and simply wonderful. ★★☆☆

**Schools:** Highland Park schools are noted throughout the state and nation as being superior. They have extremely high standards. People move here primarily for the prep school like atmosphere of the schools! ★★☆☆

**Safety:** Normally very low crime rates. ★★☆☆

**Home Values:** Home values continue to rise in this extremely desirable neighborhood. Recently, with the economy, it has opened the door for first time purchasers to enter under \$500K here. It's an exciting time to buy here and a unique opportunity! ★★☆☆

**OVERALL:** This is the prestige address of Dallas. ★★☆☆

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## PARK CITIES – UNIVERSITY PARK

**General Feel:** Like its cousin to the south, Highland Park, University Park is well known and highly desirable. It's gorgeous and has a wide variety of options. It's central to just about anything in Dallas. ★★☆☆



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**Attractions:** Filled with unique shopping, one of kind restaurants, parks, and of course, SMU, the Ivy League school of the South. ★★★★★

**Schools:** Every year the schools have been exemplary like its cousin Highland Park. However, a little known secret is that the schools here are actually a bit better than HP! ★★★★★

**Safety:** Low crime rates. ★★★★★

**Home Values:** Home values here continue to rise, and with all of the attractions and the amazing streets of this lovely area, we don't see any letting up. It's a bit pricey to start out here, but well worth it in our opinion. ★★★★★

**OVERALL:** If top schooling in the state and prestige are your primary factors for locating to a new neighborhood, your new address awaits. ★★★★★

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## PRESTON HOLLOW

**General Feel:** Just to the North of University Park, the feeling is very sumptuous, luxurious and family oriented here. Exquisite shopping centers with soccer moms and private school kids are a common site in this area. So are beautifully manicured streets and one of kind homes. ★★★★★

**Attractions:** Exquisite shopping centers with soccer moms and private school kids are a common site in this area. It's also near North Park Mall and other excellent shopping on Northwest Highway. ★★★★★

**Schools:** Schools are not as strong as neighboring HP and UP. But, they are still strong and well regarded. ★★★★★

**Safety:** Crime is low. ★★★★★

**Home Values:** This area remains extremely popular. Laura Bush purchased here in 2009. Preston Hollow has at times a higher per sq foot sales rate than HP or UP. Cottages start in the \$400s. ★★★★★

**OVERALL:** For an address of prestige with luxury, but in a quiet reposed neighborhood, Preston Hollow is difficult to beat. ★★★★★

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## SWISS AVENUE

**General Feel:** It's hard not to like the feel of this most unique, historical area. Swiss Avenue is basically a small number of houses that have been designated as part of a

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historical district. ★★★★★

**Attractions:** The attraction to this community is being part of a very close knit circle of active citizens (the Swiss Avenue association). The avenue itself is well known throughout Dallas and has neighborhood tours. People love living here once they are here. The quick access to Downtown doesn't hurt, either! ★★

**Schools:** Schools are well regarded. The elementary school is exemplary. ★★★★★

**Safety:** Crime is low. ★★★★★

**Home Values:** Houses in this area are very rare and highly desired. The unique 1920s floor plans range from Tudor, to Mediterranean to many other designs. Home prices continue to rise due to the attractions mentioned above. ★★★★★

**OVERALL:** This is a unique and prestigious area that is well suited for families. ★★★★★

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## TURTLE CREEK

**General Feel:** This community contains well known, prestigious landmarks of Dallas, such as the 5 star Mansion at Turtle Creek hotel, the outer office building where Dallas was filmed, and many others. Until Uptown was developed, many considered this as "the place to be". ★★★★★

**Attractions:** Attractions include the lovely Turtle Creek flowing through the area, Katy Trail, neighboring Uptown and other features. ★★

**Schools:** Turtle Creek is not known for its schools. ★★

**Safety:** Moderately low crime rates in most parts. ★★★★★

**Home Values:** We feel this area in on the decline, even though prices continue to be moderately high. ★★

**OVERALL:** The neighboring Uptown has drawn the life out of this area in some ways, although it still has beautiful elements. There are better choices for purchasing in our opinion. ★★

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## UPTOWN

**General Feel:** Uptown is THE place to be if you are a single professional in Dallas. It's always packed and lively, full of bars, restaurants, shops and more. It's most definitely

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“the scene”...see and be seen there! ★★★★★

**Attractions:** So many places to go it would take weeks to visit them all. The “walk to” lifestyle where you can live and walk (or ride the free Uptown Trolley) is unmatched in the Dallas area in many ways. Also present are the most delightful boutique and antique shops perhaps in all of DFW. Celebrities love visiting this area, and staying at the Hotel Zaza and Ritz Carlton. ★★★★★

**Schools:** Uptown is not known for its schools. ★★

**Safety:** Crime is moderately low in this area. ★★★★★

**Home Values:** Desirable, well designed housing is purchased quickly in Uptown. Townhomes with yards are highly desirable but also very expensive. Condos can be acquired for \$250K recently, which is low for this area. We feel the continuing demand for this area will be strong. ★★★★★

**OVERALL:** A condo or townhome in Uptown is a perfect and VERY trendy first purchase for professionals! ★★★★★

# Relocation Help for Dallas/Fort Worth

## Dallas Area Insider Guides



### UPTOWN DALLAS

This is the most popular area for professionals and singles in Dallas.



### WEST PLANO

Covers the fabulous life-style in WEST PLANO for families & singles



### SCHOOL SAVVY

Written by a Texas teacher with 20 years experience. Includes suburbs.



### BEST PURCHASE AREAS

Includes suburbs.



### CONNECTIONS

Make connections to friends and activities that fit your lifestyle.

## One Hour To Decide



### DALLAS/FORT WORTH

Includes suburbs