

WELCOME TO

Dallas, Texas

AN INTRODUCTION TO AMERICA'S
CITY AND ITS BEAUTY.

A REAL ESTATE EBOOK FROM



INTRODUCING ONE OF THE FASTEST GROWING REAL ESTATE MARKETS:

Dallas, Texas

As a real estate education company, we make it our duty to explore different markets and uncover what makes them so attractive. For this report, we went to Dallas, Texas to learn about how it has become such a growing powerhouse metropolis and feast upon all the amazing activities and delicious barbeque all of the eclectic neighborhoods have to offer.

We introduce to you our favorite happening neighborhoods in the amazing city of Dallas. We hope you enjoy this report as much as we enjoyed living it.



Top 5 Neighborhoods in Dallas

#5: THE DESIGN DISTRICT

This up-and-coming neighborhood is filled with home-decor showrooms surrounded by industrial warehouses, making this one of the more unique areas in Dallas. While its development has picked up steam the past few years, the locals say the growth has been very organic. You won't find any cookie-cutter, mass-manufactured buildings here.

Visit the White Elephant Antiques store. They sell anything and everything that screams "vintage" and "quirky". And if you're looking to spend a pretty penny, eat out at The Charles located on Market Center Blvd. That being said, any restaurant on that street will satisfy your palate—if you're willing to spend the money.

#4: LOWER GREENVILLE

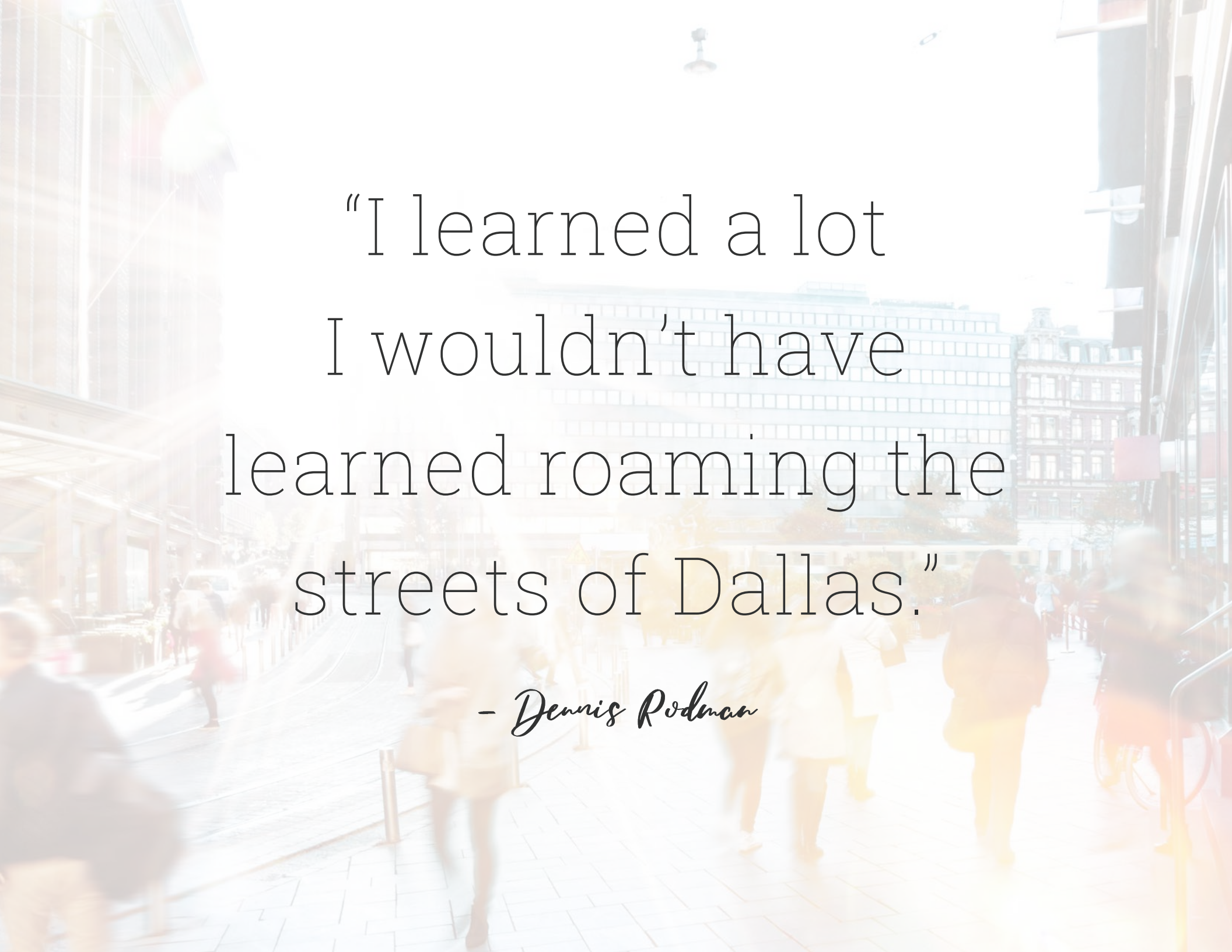
Foodies who love the convenience of restaurants, shops, and bars being a hop, skip, and jump away: Lower Greenville is perfect for you. The rent may be a tad bit high, but when you consider the endless scene of luxury shops and gastropubs, you'll forget all about that small hole enlarging in your pocket, and rejoice in the fact that you're living in this vibrant east Dallas neighborhood.

Absolutely check out The Grape Restaurant. Zagat voted this food joint as having one of the best burgers in the country. Just make sure to check their website as they only serve these tasty ground chuck sandwiches twice a week.

...And you thought Chik-Fil-A being closed on Sundays was bad.

Top 5 Neighborhoods in Dallas





“I learned a lot
I wouldn't have
learned roaming the
streets of Dallas.”

- Dennis Rodman



Top 5 Neighborhoods in Dallas

#3:

THE ART DISTRICT - Downtown Dallas

This revitalized cultural hub located in Downtown Dallas has become a main attraction for corporate executives and their employees moving to this beautiful city. Consisting of 13 facilities within a 0.11 square-mile area, The Art District features several performing art centers, including the \$354-million multi-venue AT&T Performing Arts Center and the 159,000 square-foot Dallas Museum of Art. If you're a lover of the arts, this is where you need to be.

And when you're done seeing a show or visiting a museum, catch a basketball or hockey game at the conveniently located American Airlines Arena a quarter of a mile outside of the district. A day filled with fine art and sports? Even Mark Cuban would approve.



Top 5 Neighborhoods in Dallas

#2: OAK LAWN *Central Dallas*

With a population of over 30,000, this neighborhood is the center of Dallas's LGBTQ community. What makes Oak Lawn so attractive is its healthy mix of open green space and happening nightlife—two features that usually do not coincide in cities as big as Dallas. When you throw in the counterculture attitude that ignites this young neighborhood, you end up with a parade loved by millennials that's all about being yourself and having a good time.

Make sure to try EatZi's Market, a delicious European-styled bakery, and walk through the gorgeous Turtle Creek Parkway Park. And when you're done living like a true European, check out the "fab-tastic" drag shows over at JR's Bar and Grill.

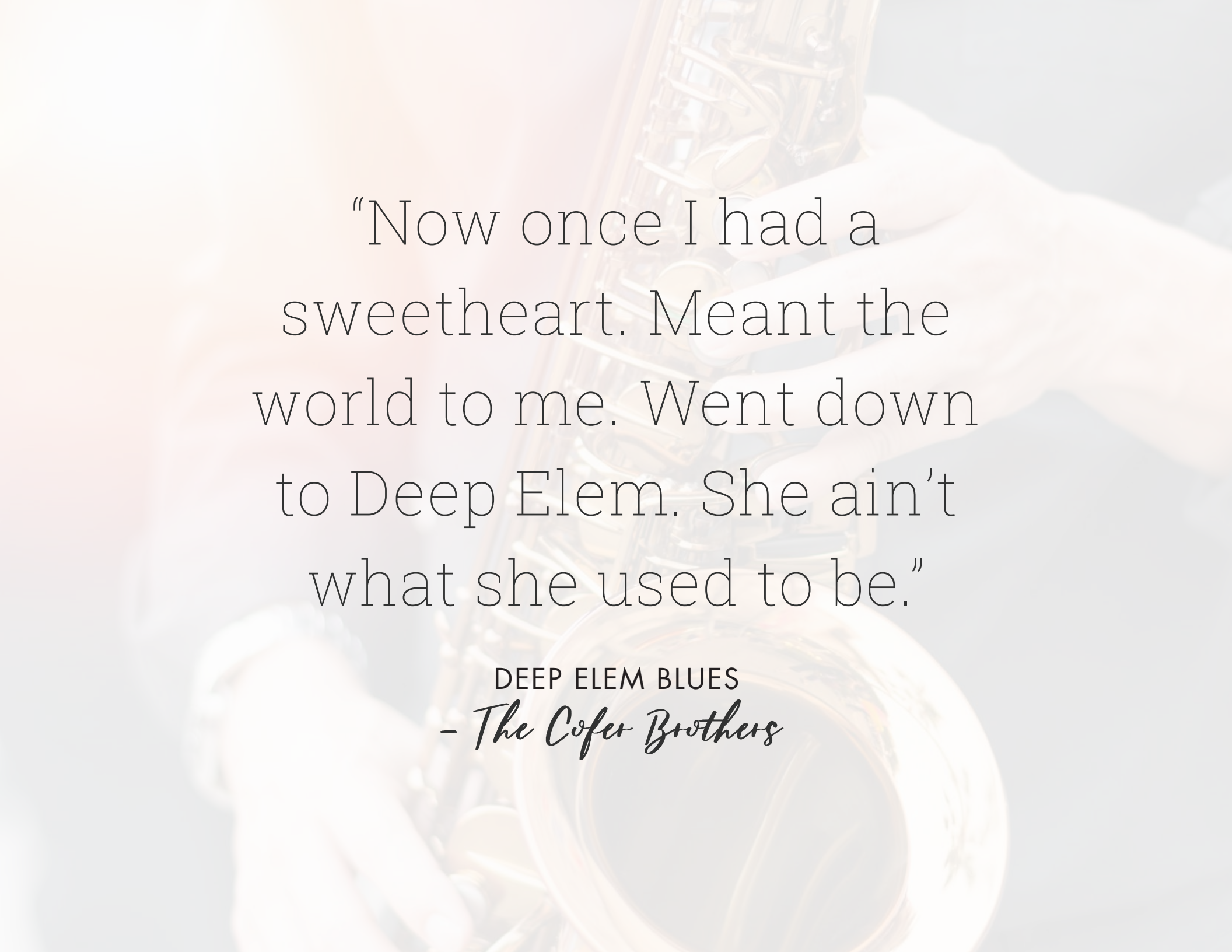
Top 5 Neighborhoods in Dallas

#1: DEEP ELLUM *Central Dallas*

If a soulful bass line begins following you while skipping down Elm Street, you've probably stumbled into the notorious Deep Ellum. Known as "the heart of the Dallas music scene", Deep Ellum has been fueling Dallas's nightlife since the early 1900s. Famous Jazz and Blues musicians like Blind Lemon Jefferson and Bessie Smith got their careers started here. The district is known for its quirky galleries, yuppie brewpubs, and vivid street murals. The neighborhood has had its ups and downs, but over the past few years it's become a safe place guaranteeing a good time. If you have a love for the arts, this where you need to be.

Local Opinion: Check out the Calais Winery if you're looking to get bougie, or Trees if you're looking for good music, or just want to dance your pants off.





“Now once I had a
sweetheart. Meant the
world to me. Went down
to Deep Elem. She ain’t
what she used to be.”

DEEP ELEM BLUES
- *The Cofer Brothers*



Our Top Dallas Recommendations

WE ASKED DALLAS LOCALS FOR THEIR FAVORITE
RECOMMENDATIONS FOR RESTAURANTS AND ACTIVITIES.
HERE IS WHAT THEY HAD TO SAY.

WEST DALLAS:

Kitchen LTO, Smoke, "Free Wall", Continental Bridge

SOUTHEAST DALLAS:

Piedmont Ridge Trail

EARTH NORTH DALLAS:

Texas de Brazil, Picassos, Sonny Bryans, Pinstack, Addison Circle Park

NORTH DALLAS:

Henderson Chicken, Keller's Drive-In, Baker's Ribs, TopGolf

EAST DALLAS:

Ba Le, Hello Dumpling, Goodfriend Package Store, White Rock Local Market, Granada Theater, Pocket Sandwich Theater

NORTHWEST DALLAS:

Celebration Markey, The Meat Shop Butchery & Eatery, Frontiers of Flight Museum, Vitruvian Park

OAK CLIFF:

Wingfield's Breakfast & Burgers, Bouchon 1314, Normas Cafe, Kessler Theater

SOUTHWEST DALLAS:

Cedar Ridge Preserve, Uptown Theater

CENTRAL DALLAS:

Komali, Pho Crimson, Taco Diner, Las Almas Rotas, Elaine's Kitchen, West Village Shopping Center, Calais Winery, The Nines, Pony Tail Bar

**All activities in orange are our top Dallas restaurants/bars*



Why Dallas Real Estate?

With the decade-long explosion of transient companies moving their headquarters to Dallas, the city has continued to be one of the biggest cities in the country.

Quick Stats - DALLAS, TEXAS

YEAR/YEAR MEDIAN HOME PRICES
(MAY 2018-MAY 2019):

11.4%

MEDIAN HOME VALUE:

\$212,100

MEDIAN RENT PRICE:

\$1,950

AVERAGE DAYS LISTED:

65

HOMES WITH NEGATIVE EQUITY:

5.7%

DELINQUENT MORTGAGES:

1.3%

MARKET OUTLOOK

The Dallas market has been on fire over the past year. Expect a relative cool down as home builders appropriately meet demand with new housing developments. Zillow sees Dallas as a buyer's market that will remain moderately stable as long as supply does not outbuild the constant influx of new residents.

THERE'S NEVER A BETTER TIME TO BECOME A *Dallas Real Estate Agent*

With so many amazing restaurants and fun activities, Dallas has become a premier relocation destination for many families. This new growth opens up a fantastic opportunity for real estate agents. For instance, did you know there were **over 11,600 homes sold last month in Dallas**, some selling for north of \$1,000,000? When you consider that Indeed.com reports the **average full-time real estate agent in Dallas makes around \$74,000—which is about double the national average**—it's pretty obvious there's never been a better time to become a real estate agent.

If you want to learn more about how you can easily get your license and join the ranks of Texas real estate agents, visit us at TheCEshop.com/Texas/Dallas. There you'll be able to find out what exactly you'll need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

