



Richardson, Texas: Things to Know Before You Move

Richardson is one of the Dallas area's most established and desirable inner-ring suburbs. Located just north of Dallas and between Dallas and Plano, it offers something that can be hard to find in a rapidly growing Metroplex: **mature neighborhoods, established infrastructure, excellent access to jobs, good schools and a strong community identity.**

It is a city that often appeals to people who want suburban living without feeling too far removed from Dallas.

Location Is One of Richardson's Biggest Advantages

Richardson sits along US 75, just north of Dallas, with I-635 to the south and the President George Bush Turnpike to the north.

That puts residents within easy reach of Dallas, Plano, Addison, Garland and many of the major employment centers throughout North Texas.

Downtown Dallas is roughly 15 miles away, and Richardson has four DART light-rail stations along the US 75 corridor. The DART Silver Line also adds another important regional connection.

For commuters, the location is a major selling point.

The Telecom Corridor

One of the things that makes Richardson different from many Dallas suburbs is its economy.

Richardson is nationally known as the **Telecom Corridor**, a concentration of technology, telecommunications, engineering and professional-services companies. More than 80,000 people work in the city's employment center, according to the Richardson Convention & Visitors Bureau.

The city continues to attract technology and advanced-manufacturing investment, making Richardson particularly attractive to professionals who want to live close to where they work.

This also helps give Richardson a more business-oriented and sophisticated feel than some traditional bedroom communities.



Richardson Has Mature Neighborhoods

If you're looking for a neighborhood with **big trees, established landscaping and older homes with character**, Richardson deserves a serious look.

A significant portion of the city's housing stock was built during the 1960s and 1970s, so you'll find plenty of mid-century ranch homes, traditional two-story homes and established subdivisions.

Some of the better-known areas include:

Canyon Creek

Located in the northeastern part of Richardson, Canyon Creek is one of the city's best-known neighborhoods.

It has mature trees, established homes, green space and a strong neighborhood identity. Its location also puts residents close to both Richardson and Plano amenities.

Heights Park

Heights Park is another established Richardson neighborhood with mature landscaping and convenient access to central Richardson.

The nearby Heights Park is a popular community recreation area.

Cottonwood Creek

Cottonwood Creek is centrally located and offers convenient access to parks, schools, shopping and major roads.

Breckinridge Park Area

The eastern and northeastern portions of Richardson have newer development and larger planned communities, particularly around Breckinridge Park.

Breckinridge Park is one of the area's major outdoor amenities.



Schools Are a Major Draw

Education is one of the reasons Richardson consistently attracts families.

The city is primarily associated with **Richardson Independent School District (RISD)**, while portions of Richardson are served by **Plano ISD**. That means buyers need to look at the **specific address and attendance zone**, rather than simply assuming a home is in RISD.

The area also benefits from the presence of **The University of Texas at Dallas**, a major research university located in Richardson. The university contributes significantly to the city's technology and innovation-oriented identity.

For families, school boundaries can be an important consideration when comparing homes.

Parks & Outdoor Life

Richardson has much more green space than someone unfamiliar with the city might expect.

The city has hundreds of acres of parks and an extensive network of trails and walkways.

Popular outdoor destinations include:

- Breckinridge Park
- Heights Park
- Huffhines Park
- Prairie Creek
- Cottonwood Park
- Sherrill Park Golf Course
- Richardson's extensive hike-and-bike trail system

Huffhines Park is particularly popular for recreation and community activities.

For people who like walking, cycling, golf or simply having parks nearby, Richardson has a lot to offer.



The Food Scene Is Exceptional

This may be one of Richardson's best-kept secrets.

Richardson has an unusually diverse international restaurant scene, particularly along Belt Line Road, Greenville Avenue and the US 75 corridor.

You'll find excellent Chinese, Vietnamese, Korean, Indian, Mediterranean, Middle Eastern, Japanese and other international cuisines.

The diversity isn't simply a handful of ethnic restaurants—the area has become a genuine destination for international food throughout the Dallas region.

For food lovers, Richardson is a serious contender.

CityLine: Richardson's More Modern Side

One of the biggest changes to Richardson's personality over the last decade has been the development of **CityLine**.

Located near US 75 and Bush Turnpike, CityLine combines offices, apartments, restaurants, entertainment, public spaces and transit.

It offers a more urban, walkable environment than the traditional Richardson subdivision.

This gives Richardson an interesting combination: **older, tree-lined residential neighborhoods alongside modern mixed-use development.**

Arts, Festivals & Community

Richardson has a surprisingly active cultural calendar.

The city hosts music and arts festivals throughout the year and has invested in venues and community events designed to bring residents together.

The Charles W. Eisemann Center is an important performing-arts venue, hosting concerts, theater, dance and other performances.

Richardson tends to feel like a **community rather than simply a collection of subdivisions.**



You Don't Have to Drive Everywhere

Richardson is one of the more transit-friendly suburbs in the Dallas area.

Four DART light-rail stations serve the city, providing access to Dallas and other parts of the Metroplex. The Silver Line adds another regional connection.

That doesn't mean Richardson is completely walkable—most residents will still want a car—but certain areas around CityLine, the DART stations and major commercial corridors offer more transportation choices than the typical suburban community.

What Buyers Should Know

One of the biggest things to understand about Richardson real estate is that **the housing stock varies considerably**.

You can find:

- Mid-century ranch homes
- Traditional 1960s–70s houses
- Updated older homes
- Larger established properties
- Townhomes
- Condominiums
- Newer construction
- Modern mixed-use developments

Some older homes have been beautifully renovated, while others may require significant updating.

When looking at an older Richardson home, buyers should pay close attention to **foundation, plumbing, electrical systems, HVAC, roof age and previous renovations**.

The upside is that older homes often come with mature trees, larger lots and established neighborhoods that are difficult to reproduce in newer developments.



Richardson's Real Estate Personality

Richardson generally occupies an interesting middle ground.

It can offer more established neighborhoods and closer-in convenience than many farther-out suburbs, while often providing more attainable options than some of the most expensive communities immediately north of Dallas.

It also benefits from having a strong employment base of its own, rather than functioning primarily as a bedroom community.

The Richardson Personality

Richardson is **smart, established, diverse and convenient**.

It doesn't have the flashy reputation of Frisco or the prestige image of Highland Park, but that's actually part of its appeal.

It's a place where people can live in a quiet neighborhood with mature trees, send their children to well-regarded schools, enjoy some of the best international food in DFW, commute to a major employment center and still be relatively close to Dallas.

The Bottom Line

Richardson is a great fit for buyers who want:

- A central Dallas-area location with established neighborhoods and mature trees
- Strong employment opportunities
- Excellent access to major highways and DART light rail
- Highly regarded schools
- A diverse and outstanding food scene
- Plenty of parks and trails
- A mix of older homes and newer development
- A strong community atmosphere
- Access to both Dallas and Plano without living as far north

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