



East Dallas, Texas

Things to Know Before You Live Here

East Dallas is one of the most established, interesting and livable parts of the city. It stretches across a large swath of Dallas and includes neighborhoods ranging from the historic M Streets and lively Lower Greenville to leafy Lakewood, charming Lake Highlands and the neighborhoods surrounding White Rock Lake.

What makes East Dallas special is that it can feel surprisingly residential and neighborly while still being very close to Downtown Dallas, restaurants, entertainment, parks and some of the city's best outdoor recreation.

The Big Draw: White Rock Lake

For many people, **White Rock Lake is the heart of East Dallas.**

The lake offers miles of opportunities for walking, running, cycling, sailing, kayaking, bird watching and simply getting outside. The surrounding neighborhoods benefit enormously from having this kind of recreational amenity so close to home.

White Rock Lake

The lake also helps give East Dallas a different feel from some of the more heavily developed parts of Dallas. You can live in the city and still have a strong connection to nature.

The Dallas Arboretum

Another major East Dallas attraction is the **Dallas Arboretum and Botanical Garden**, located on the southeastern shore of White Rock Lake.

The Dallas Arboretum and Botanical Garden

It is one of the area's biggest lifestyle advantages, particularly for people who enjoy gardens, walking, seasonal events and beautiful outdoor spaces.



The Neighborhoods Are Very Different

One of the most important things to understand about East Dallas is that **"East Dallas" doesn't describe one housing market or one lifestyle.**

Lakewood

One of the most recognizable East Dallas neighborhoods, Lakewood is known for mature trees, character homes and its proximity to White Rock Lake. Housing includes historic and traditional homes as well as newer construction. It tends to be one of the more established and desirable parts of East Dallas.

Lakewood Heights & Lakewood Hills

These areas offer much of the Lakewood lifestyle with slightly different housing styles, streets and price points. They are particularly attractive to people who want easy access to the lake without necessarily being in the center of Lakewood itself.

M Streets / Greenland Hills

The M Streets are known for their charming early-20th-century homes, particularly Tudor-style houses, smaller lots and beautiful tree-lined streets. The area has a strong neighborhood identity and is close to Greenville Avenue.

Lower Greenville

This is where East Dallas becomes more energetic. Lower Greenville is known for restaurants, bars, coffee shops, nightlife and entertainment. It is a good choice for someone who wants to be able to walk or bike to more of their daily activities.

Vickery Place & Glencoe Park

These neighborhoods sit between the M Streets, Lower Greenville and the more residential areas toward White Rock Lake. They can be a good middle ground for people who want neighborhood living without giving up proximity to restaurants and entertainment.



Old Lake Highlands

On the east side of White Rock Lake, Old Lake Highlands has a strong neighborhood feel and a variety of older homes. It is particularly appealing to people who want the lake lifestyle while remaining relatively close to central Dallas.

Little Forest Hills & Forest Hills

These neighborhoods have a more eclectic, relaxed and artistic personality. You'll find older homes, mature landscaping and a less polished feel than some of the more upscale East Dallas neighborhoods.

Lochwood, Casa Linda & Casa View

Farther east, you'll find neighborhoods with more traditional suburban-style homes, larger pockets of mid-century housing and generally a different price point from Lakewood and the M Streets.

East Dallas contains many additional neighborhoods, which is why it is important to look at the specific neighborhood rather than simply searching for "East Dallas."

Food, Coffee & Entertainment

East Dallas has one of the strongest concentrations of independent restaurants and neighborhood establishments in the city.

Lower Greenville is the obvious entertainment hub, but restaurants and local gathering spots are scattered throughout Lakewood, the M Streets, White Rock Lake area and surrounding neighborhoods.

The overall vibe is much more **local and neighborhood-oriented** than the large shopping-and-restaurant centers found farther north.

An Active Lifestyle

East Dallas is particularly appealing to people who like to get outside.

White Rock Lake and the surrounding trail system make cycling, walking and running easy parts of everyday life. There are also numerous neighborhood parks and green spaces.



For someone who enjoys an active lifestyle, the combination of the lake, trails, parks and walkable pockets of restaurants is one of East Dallas's biggest advantages.

Housing Character

If you like houses with personality, East Dallas is worth exploring.

You'll find:

- Historic Tudors
- Craftsman-style homes
- Mid-century houses
- Traditional ranch homes
- Bungalows
- Updated older homes
- New construction
- Townhomes and condos

One of the area's attractions is that many neighborhoods have **mature landscaping and established streets rather than a cookie-cutter suburban appearance.**

Housing can change dramatically from one neighborhood to the next. Lakewood, for example, generally commands a significant premium for its location and character, while some areas farther east can offer more house for the money.



Location

East Dallas is one of the advantages of living inside the city.

Depending on the neighborhood, you're generally close to:

- Downtown Dallas
- Uptown
- Deep Ellum
- Central Expressway
- White Rock Lake
- Lake Highlands
- Lower Greenville
- Fair Park

That central location makes East Dallas attractive to people who want a city lifestyle without living in a high-rise or dense urban neighborhood.

Who Tends to Like East Dallas?

East Dallas attracts a pretty broad mix of residents.

It's popular with:

- Young professionals
- Longtime Dallas residents
- Families
- Empty nesters
- Active adults
- People who want an established neighborhood
- Buyers who prefer character homes over new subdivisions

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The exact lifestyle depends heavily on the neighborhood. Lower Greenville and the M Streets feel more social and walkable, while Lakewood and the neighborhoods around White Rock Lake tend to feel quieter and more residential.

What Buyers Should Know

East Dallas is not one-size-fits-all when it comes to price.

The closer you get to highly desirable areas such as Lakewood and White Rock Lake, the more you're generally paying for location, mature neighborhoods and access to the lake.

There are also opportunities farther east where buyers can get more house for their money.

For buyers, **the individual street can matter almost as much as the neighborhood name**. Lot size, renovations, flood considerations near the lake and the condition of older homes can all make a substantial difference.

The East Dallas Personality

If I had to describe East Dallas in a few words, I'd say:

Established. Outdoorsy. Eclectic. Neighborly. Convenient. Full of character.

It doesn't have the polished, affluent feel of Highland Park or Preston Hollow. It doesn't have the historic urban feel of some parts of Oak Cliff. And it doesn't feel as intensely urban as Uptown.

Instead, East Dallas offers something a little different:

You can have a beautiful older home, mature trees, a great neighborhood restaurant, a morning bike ride around White Rock Lake and still be only minutes from Downtown.

The Bottom Line

East Dallas is an excellent choice for someone who wants **Dallas city living with a strong neighborhood feel**.

The key is not simply asking, *"Do I want to live in East Dallas?"*

The better question is:

"Which East Dallas neighborhood fits the way I want to live?"

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