



Park Cities & North Dallas, Texas: Things to Know Before You Move

If you are looking for some of the most desirable places to live in the Dallas area, the **Park Cities and North Dallas** are likely to be on your list.

They share a general location north of downtown Dallas, but they are quite different in personality. The Park Cities—**Highland Park and University Park**—are independent municipalities with a distinctly upscale, traditional and highly established feel. North Dallas, by contrast, is a broad area of the city with everything from established neighborhoods and luxury estates to condos, townhomes and newer developments.

Together, they offer some of the best access to Dallas' shopping, dining, employment centers, schools and cultural attractions.

Location Is a Major Advantage

One of the biggest reasons people choose this part of Dallas is simply **where it is**.

The Park Cities are only a few miles north of downtown Dallas. University Park is approximately five miles from downtown, while Highland Park sits immediately south of University Park.

North Dallas extends much farther north and west, with major corridors including:

- Dallas North Tollway
- North Central Expressway / US 75
- Northwest Highway
- Preston Road
- LBJ Freeway
- Interstate 635

This gives residents convenient access to downtown Dallas, Uptown, Love Field, Addison, Plano and many of the major employment centers throughout North Texas.

For someone who wants to live in a beautiful residential area without being 30 or 40 miles from the city center, this location is hard to beat.



The Park Cities

The Park Cities consist of **Highland Park and University Park**, two separate municipalities located within the Dallas urban area.

They are known for beautiful homes, mature trees, manicured streets, excellent municipal services and some of the most expensive residential real estate in the Dallas-Fort Worth region.

But the two communities aren't identical.

Highland Park

Highland Park is the more traditionally luxurious of the two.

You'll find:

- Elegant older homes
- Large estates
- Beautifully landscaped streets
- Historic architecture
- Upscale shopping
- Luxury retail
- Charming residential streets
- Extremely convenient access to downtown and Uptown

The homes range from beautifully preserved traditional properties to enormous new construction.

One of the most recognizable destinations is **Highland Park Village**, known for luxury shopping, dining and its distinctive Spanish-style architecture.

Highland Park has a very polished, established feeling. It is the kind of neighborhood where the **street, landscaping and architecture are almost as important as the house itself.**



University Park

University Park has a somewhat more relaxed and family-oriented personality, although it remains one of the most affluent communities in the region.

It surrounds **Southern Methodist University**, which gives the community an interesting combination of residential neighborhoods, university life, restaurants, shops and student-oriented areas.

University Park has more than 7,000 homes and is served by Highland Park Independent School District.

You'll find everything from beautiful traditional homes to newer construction, townhomes, duplexes and smaller properties closer to SMU.

The presence of the university also gives University Park a little more activity and energy than some parts of Highland Park.

🎓 Schools Are a Major Reason People Choose the Park Cities

Education is one of the strongest draws.

Highland Park and University Park are served by **Highland Park Independent School District (HPISD)**, a highly regarded public school district. University Park notes that its students consistently rank among the highest in Texas on state testing.

For families, this is an important distinction when comparing properties in the surrounding North Dallas neighborhoods.

Always verify the exact school attendance zone for a property. Boundaries matter, and a Dallas address does not automatically mean the same school district.



Shopping & Dining

This is one of the areas where the Park Cities and North Dallas really shine.

Residents have easy access to some of the best shopping and dining in the Metroplex.

Highland Park Village

Highland Park Village is the area's signature luxury shopping destination.

It combines high-end fashion, restaurants and beautiful architecture in a pedestrian-friendly setting.

Preston Center

Just south of the Park Cities, Preston Center is an important business, dining and shopping district.

It has a much more urban feel, with office buildings, restaurants, apartments and condos.

NorthPark Center

Further north, NorthPark Center is one of Dallas' premier shopping destinations, with major luxury and mainstream retailers, restaurants and an extensive art collection.

Preston Hollow & Preston Hollow Village

North of the Park Cities, the Preston Hollow area is known for beautiful estates, mature trees and some of Dallas' most prestigious residential real estate.

Nearby Preston Hollow Village adds a more modern mixed-use environment with restaurants, apartments and retail.



The Neighborhoods Are Very Different

This is perhaps the **most important thing for a buyer to understand.**

"North Dallas" isn't really one neighborhood.

It encompasses many different communities and housing styles.

Some areas are:

- Traditional and established
- Very upscale
- Family-oriented
- More urban
- Condo-heavy
- Quiet and suburban
- Close to major highways
- Surrounded by mature trees
- Near shopping and restaurants
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Some well-known areas include:

Preston Hollow

One of Dallas' most prestigious residential areas, Preston Hollow is known for large lots, mature trees, luxury homes and privacy.

The housing stock ranges from historic and traditional homes to enormous contemporary estates.



Bluffview

Bluffview is known for winding streets, mature landscaping, rolling terrain and distinctive homes. It has a somewhat secluded feeling despite being close to major Dallas amenities.

Devonshire

Devonshire is an established neighborhood near Preston Hollow with mature trees, traditional homes and a strong neighborhood identity.

Greenway Parks

Greenway Parks is particularly distinctive because of its greenbelt-oriented design and charming established homes.

Prestonwood

Farther north, Prestonwood offers a more suburban environment with established homes, golf and convenient access to North Dallas shopping and employment centers.

Older Homes Are Part of the Appeal

One of the best things about this part of Dallas is the **mature landscaping**.

Many neighborhoods were developed decades ago, which means you'll find:

- Large shade trees
- Established gardens
- Bigger lots
- Traditional architecture
- Mature neighborhood streets
- Homes with character



For buyers who don't want a brand-new master-planned community, this can be a huge advantage.

The trade-off is maintenance.

With older homes, buyers should pay particular attention to foundations, plumbing, electrical systems, HVAC, roofs and previous renovations.

In luxury neighborhoods, another consideration is whether a property is more valuable for its existing home—or for the land.

Teardowns and major redevelopment have been an important part of the real estate story in some of these neighborhoods.

Real Estate

The Park Cities sit firmly in Dallas' luxury market, with some of the most expensive homes in North Texas. Current market listings span a very wide range, but the upper end includes multimillion-dollar estates.

North Dallas is much more varied.

Depending on the neighborhood, buyers can find:

- Condos
- Townhomes
- Traditional single-family homes
- Ranch-style houses
- Renovated older homes
- New construction
- Luxury estates

That makes North Dallas particularly attractive to buyers who want the **location and amenities of the area without necessarily buying into the Park Cities price range.**



Culture & Entertainment

One of the great advantages of living here is that you are close to practically everything.

Residents can easily reach:

- Dallas Arts District
- Klyde Warren Park
- Dallas Museum of Art
- Nasher Sculpture Center
- Perot Museum
- American Airlines Center
- Uptown Dallas
- Oak Lawn
- Knox-Henderson
- White Rock Lake
- Dallas Arboretum

You can have a quiet morning in a beautiful residential neighborhood and be downtown for a concert, museum visit or dinner within a relatively short drive.

The Lifestyle

The Park Cities lifestyle tends to be **polished, traditional, family-oriented and highly convenient.**

North Dallas gives you more choices.

You can choose a quiet neighborhood with a large yard, a luxury estate, a condo near restaurants, a townhome or an established family neighborhood.

That variety is what makes North Dallas so appealing.

It isn't trying to be one particular type of community.

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★ **Who Is It Best For?**

The Park Cities are especially appealing to buyers who want:

- Highly regarded public schools
- Luxury real estate
- Beautiful architecture
- Mature trees and landscaping
- Walkable pockets
- Upscale shopping and dining
- Proximity to SMU
- Close access to downtown
- A prestigious, established community

North Dallas is especially appealing to buyers who want:

- More housing choices
- A variety of price points
- Established neighborhoods
- Luxury homes without necessarily being in the Park Cities
- Excellent shopping and restaurants
- Convenient access to major highways
- Proximity to employment centers
- Mature landscaping
- A choice between urban and suburban lifestyles



★ The Bottom Line

The Park Cities are about prestige, tradition, schools, beautiful homes and an exceptional central location.

North Dallas is about choice.

You can move a few miles north or west and find a completely different neighborhood, housing style and lifestyle while still enjoying many of the same conveniences.

For someone relocating to Dallas, I would encourage them not to simply say, "**I want to live in North Dallas.**"

Instead, ask:

Do I want walkability? A big yard? New construction? Mature trees? Excellent schools? Luxury? A short commute? Restaurants nearby? A quieter neighborhood?

Once you answer those questions, the right part of North Dallas becomes much easier to identify.

And that's ultimately what makes this area so attractive: **you can be close to the energy of Dallas while still having a beautiful, comfortable neighborhood to come home to.**