



Garland, Texas: Things to Know Before You Move

Garland is one of those Dallas-area communities that can be easy to overlook—until you spend some time there. Located northeast of Dallas, Garland offers a mix of established neighborhoods, newer developments, shopping, restaurants, parks, lake access and a surprisingly lively cultural scene.

With a population approaching 250,000, Garland feels like a substantial city of its own rather than simply a Dallas suburb. It also has one of the more diverse populations in the DFW area, which is reflected in its restaurants, businesses, festivals and neighborhoods. The city describes itself as having “urban appeal, natural resources and pure Texas charisma,” and that combination is part of its appeal.

Location & Getting Around

One of Garland’s biggest advantages is location. It sits just northeast of Dallas and provides relatively convenient access to Dallas, Richardson, Plano, Mesquite, Rowlett and Rockwall.

Major roads include **I-635, I-30, President George Bush Turnpike and SH 78**, making different parts of the Metroplex accessible from Garland.

Garland is also served by **DART**, including light-rail service through the city. That can be particularly useful for residents who commute toward Dallas and prefer not to drive every day.

One thing to understand about Garland: **it is a large city geographically, and the neighborhoods can feel very different from one another.** When shopping for a home, the specific location matters much more than simply saying “Garland.”



The Neighborhoods Feel Different

Garland has everything from older, established neighborhoods with mature trees to newer communities near Firewheel and the George Bush Turnpike.

North Garland / Firewheel

North Garland is one of the areas many buyers consider first. The Firewheel area has newer housing, shopping, restaurants, golf and easy access to the George Bush Turnpike.

Firewheel Town Center is a major shopping and entertainment destination, and the surrounding area has a suburban, family-oriented feel.

This part of Garland is particularly appealing to buyers who want **convenience, newer homes and access to shopping and restaurants** without moving farther north into Plano or Frisco.

Downtown Garland

Downtown Garland has a completely different personality.

The historic downtown revolves around the square and features restaurants, shops, entertainment, arts and community events. The downtown commercial district was placed on the **National Register of Historic Places in 2017**, recognizing its historical and architectural significance.

Downtown Garland is increasingly becoming one of the city's more interesting areas for people who like a little more character and walkability.

There is also a growing arts and food scene. Places such as Lockwood Distilling Company - Garland and Tavern on the Square contribute to the area's more social, local atmosphere.

South Garland & Lake Ray Hubbard

For people who enjoy boating, fishing, water sports or simply being near the lake, this part of Garland can be very attractive. The city has significant waterfront along Lake Ray Hubbard, and the Harbor Point area is an important part of Garland's long-term recreational and redevelopment plans.

Homes near the lake can have a very different feel from neighborhoods farther west and north.



Parks & Outdoor Recreation

Garland has a surprisingly strong outdoor component.

The city has **63 parks**, along with trails, recreation facilities and access to Lake Ray Hubbard.

Outdoor enthusiasts can enjoy:

- Rowlett Creek Preserve
- Spring Creek Park
- Duck Creek Park
- Lake Ray Hubbard
- Walking and hiking trails
- Mountain biking
- Golf
- Fishing and boating

For families with an active lifestyle, this is one of Garland's underrated advantages.

The Food Scene Is One of Garland's Best Surprises

Garland's diversity shows up particularly well in its restaurants.

You will find everything from Mexican, Salvadoran and Vietnamese food to Indian, Korean, Chinese, Mediterranean, Brazilian, Nigerian, Pakistani and Filipino cuisine.

The Firewheel area has plenty of familiar national restaurants, while downtown and other parts of Garland have a much more independent, locally owned feel.

A few places worth knowing include Ferah Tex-Med Kitchen, Gloria's Latin Cuisine and Fish N' Tails Oyster Bar.

For someone who enjoys trying different foods, Garland is a particularly fun place to explore.

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Arts, Entertainment & Community

Garland has invested heavily in creating a community beyond just houses and shopping centers.

The city has a cultural arts district, performing arts, libraries, festivals, recreation centers and a revitalized downtown.

Downtown Garland is especially interesting if you enjoy **live music, local businesses, art, food and community events**. The city is actively positioning downtown as a destination rather than simply a historic district.

One Interesting Thing About Garland

Garland has its own municipal electric utility, **Garland Power & Light (GP&L)**. It provides electricity to approximately 85% of Garland residents, while some areas are served by other providers.

For someone buying a home, it's worth checking the exact utility provider for a property rather than assuming all Garland addresses are the same.

What Buyers Should Know

Garland can offer something increasingly difficult to find close to Dallas: **established neighborhoods and relatively attainable housing with access to major employment centers**.

You'll find a broad range of housing—from mid-century and older ranch-style homes with mature landscaping to newer construction and larger homes around North Garland and Firewheel.

The trade-off is that **Garland is not uniform**. Two homes with “Garland” addresses can have dramatically different surroundings, commute times, housing styles and neighborhood personalities.

That makes the individual neighborhood—and even the individual street—important when buying.



★ The Garland Personality

Garland isn't trying to be Highland Park, Frisco or Uptown Dallas—and that's part of its charm.

It feels more **established, diverse, practical and unpretentious**.

You can have breakfast at a local restaurant, spend the afternoon shopping around Firewheel, hike along a creek, head to Lake Ray Hubbard for the evening and finish the day around the downtown square.

For buyers who want **more house and more everyday amenities without giving up proximity to Dallas**, Garland is absolutely worth considering.

The Bottom Line

Garland is a good fit for buyers who want:

- Convenient access to Dallas and surrounding suburbs
- A wide variety of housing styles and price points
- Established neighborhoods with mature trees
- Newer homes around North Garland and Firewheel
- Great ethnic and international food
- Plenty of parks and outdoor recreation
- Lake access
- Shopping and entertainment
- A growing downtown and arts scene
- A diverse, established community

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The biggest thing to remember: Garland is a big and varied city. Don't judge the entire community by one neighborhood—or one zip code. The best way to buy in Garland is to identify the lifestyle you want first, then choose the part of Garland that fits it.

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