
WELCOME TO
Dallas
THE HEART OF THE LONE STAR STATE
LAWSON
PROPERTY GROUP
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getting to know

TIFFANY LAWSON



2025 DALLAS RP REAL PRODUCERS TOP 500

BEST D 2024

TOP PRODUCER
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PERSONAL MOTTO

"My desire to do something is greater than the fear of not doing it." *Dolly Parton*

WHAT MOTIVATED YOU TO BECOME A REALTOR® & WHAT DO YOU ENJOY MOST ABOUT REAL ESTATE?

What gets me out of bed in the morning is the desire to help others. Problem solving and advocating for my clients genuinely bring me joy – I just love helping my clients through that process.

WHAT TRAITS MAKE YOU A GREAT REALTOR®?

My twenty years in corporate America – at Ralph Lauren, Fossil, Neiman Marcus, and Hilton – helped me develop the many traits that I believe make me valuable to my clients. Design, marketing, business acumen, listening, negotiation and partnership building are all traits and skills that I have honed over the years. I bring a customer-first focus to my practice as a result!

WHY IS DALLAS A WONDERFUL PLACE TO LIVE?

Growing up here and watching the amazing growth of Dallas has been incredible. Each neighborhood and suburb have unique personalities, so depending on what lifestyle you are looking for, there is always a place to call home in Dallas.

THE BEST PIECE OF ADVICE YOU'VE EVER RECEIVED, AND HOW HAS IT INFLUENCED YOUR LIFE?

My father taught me to be present, look people in the eyes, and listen. I thrive on talking to people and listening to their stories, their wants, and their goals. Everyone has a story – *and* something that they can teach you.

ARE THERE ANY CAUSES OR CHARITIES THAT YOU ARE PASSIONATE ABOUT?

Giving back to the community is very important to me. Over 15 years with the Junior League of Dallas, I learned how to effectively give my time and grow my leadership skills by sitting on the Board of Directors and Leadership Council numerous times. Currently I serve on the Altar Guild at St. Michaels and All Angels Church. I am also President of the Auxiliary Board of Community Partners of Dallas: a wonderful organization that helps abused and neglected children in Dallas.

HOW DO YOU SPEND YOUR TIME BEYOND REAL ESTATE?

I am grateful for the time that I spend with my family, my sweet husband of 25 years and my three boys. We enjoy traveling, playing games, movies and watching college football!

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Welcome to Dallas, Texas

Dallas is the third largest city in Texas and the fourth-largest metropolitan area in the United States at 7.5 million people. It is the largest city in – and seat of – Dallas County with portions extending into Collin, Denton, Kaufman and Rockwall counties. With a 2020 census population of 1,304,379, it is the ninth most-populous city in the U.S. Located in the North Texas region, the city of Dallas is the main core of the largest metropolitan area in the southern United States and the largest inland metropolitan area in the U.S. that lacks any navigable link to the sea.

The cities of Dallas and nearby Fort Worth were initially developed along the Trinity River and grew as construction of major railroad lines allowed access to cotton, cattle and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas's prominence as a transportation hub, with four major interstate highways converging in the city and a fifth interstate loop around it. Dallas developed and remains a strong industrial and financial center and a major inland port, due to the convergence of major railroad lines, interstate highways and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world. In addition, Dallas has a strong public transportation network, including the DART (Dallas Area Rapid Transit) with light rail, train and bus lines that transport people throughout the Metroplex.

Dominant sectors of the region's diverse economy include defense, financial services, information technology, telecommunications, and transportation. The Dallas–Fort Worth metroplex hosts 23 Fortune 500 companies, the second most in Texas and fourth most in the United States, and 11 of those companies are located within Dallas city limits. Over 41 colleges and universities are located within its metropolitan area, which is the most of any metropolitan area in Texas. The city has a population from a myriad of ethnic and religious backgrounds and one of the largest LGBTQ communities in the U.S. WalletHub named Dallas the fifth most diverse city in the United States in 2018.



FUN FACTS ABOUT DALLAS

The term "Superbowl" was coined here

Largest Arts District in the U.S.

Dallas Cowboys were the first professional cheerleading team

Frozen Margarita machine invented in Dallas

1841	7.5M
YEAR DALLAS FOUNDED	METROPOLITAN POPULATION
fifth	23
MOST DIVERSE U.S. CITIES	FORTUNE 500 HQs

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The Lone Star State

2ND LARGEST STATE

Texas is the second largest state in the country next to Alaska and home to 6 major cities. Houston, San Antonio, Dallas, Austin, Fort Worth and El Paso. We have 13 major league sports teams, including 2 major womens franchises.

NO INCOME TAX

We are one of only seven states that have no personal income tax. Our taxes include sales tax, business/industry taxes, and property tax. Property taxes are collected by the county, city and school district that you live in, not by the state itself, and the revenue can only be used for local needs.

IT'S HOT HOT HOT

Summers here are hot and winters are mild with the rare drop in temperatures being a result of the occasional cold front. Extreme weather here includes tornadoes, which we average more of per year than any other state, and hurricanes in the Gulf Coast.

ENTERTAINMENT & OUTDOORS

Texas isn't short of entertainment options. We are big fans of live music with our very own state Capital, Austin, being the "Live Music Capital of the World." Not a fan of loud, crowded places? We've got you. Our great state has 7 different regions all with very diverse, beautiful scenery that is perfect for nature lovers.

FOOD BUT BETTER

Food is a matter of state pride here. Barbecue and Tex-Mex reigns supreme, but several cultures come together to create a variety of delicious cuisines throughout our great state. Not sure whre to start? Ask a local. You won't meet a friendlier group of people anywhere in the U.S. as long as you follow our cardinal rule: Don't Mess with Texas!

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The Seven Regions of Our Great State



PANHANDLE PLAINS

Mostly treeless plains divided by deep canyons carved by rivers. Home to the second largest canyon in the U.S., Palo Duro Canyon and to the Historic Route 66 that runs through Amarillo.

BIG BEND COUNTRY

This is the most remote, and most beautiful, part of the state. Big Bend National Park is one of the largest national parks in the country spanning 800,000 acres of mountains, canyons, rock formations and desert expanses.

HILL COUNTRY

Featuring our rolling countryside with numerous wineries and a 425-foot, 640-acre granite dome known as Enchanted Rock. This state park is one of the country's largest batholiths (underground rock formation uncovered by erosion), and has been named one of the nation's top ten campsites.

PRAIRIES & LAKES

An area full of lakes that hold famous fishing tournaments which bring in people from all over Texas. Don't be fooled though – Dallas brings in people from all over the country for its business and glamorous shopping venues.

PINEY WOODS

This region will surprise you with another major change to Texas scenery. Tall cypress and pine trees, Spanish moss dangling from the branches. This beautiful, swampy environment is a haven for fishing, canoeing, nature photography, or just enjoying the scenery and wildlife.

SOUTH TEXAS PLAINS

From rolling countryside to desert between San Antonio and the Rio Grande River. Home to the largest ranch in the world, King Ranch, which is larger than the entire state of Rhode Island.

GULF COAST

Spanning 600 miles from Galveston to South Padre between the Mexican border and Louisiana. You won't be short of things to do from beach lounging, bird watching, windsurfing, sailing and so much more not limited to the sandy shoreline.

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Buying a Home in Texas

WINTER IS THE CHEAPEST TIME TO BUY

In Texas, much like most of the country, most people sell in the spring months, and sellers who put their homes on the market in the winter are more likely to be doing so out of necessity. Traditionally, this means homes sell for a bit less in the winter. That said, 2020 and 2021 have been unique years, and currently the real estate market is pretty hot for sellers.

30-DAY ESCROW IS THE NORM

Once the terms of a contract between a buyer and a seller are fully negotiated and agreed upon, the contract is considered to be fully executed. At this moment, the escrow process begins. The duration until closing can vary greatly depending on the nature of the deal and the state. In Texas, 30-day escrow is typical, but it can be much shorter or much longer depending on your specific situation.

OFFERS MUST BE IN WRITING

All offers to buy real estate in Texas must be submitted in writing. This is a good idea no matter what state you are buying property in – laws or not –but in Texas it's a must.

ATTORNEYS ARE NOT REQUIRED

Some states require a lawyer to represent for both the seller and the buyer at closing, but Texas does not. This means there is more responsibility from your agent, lender and title company to ensure you understand all the legal documents you are signing – so be sure to ask questions is there is anything that puzzles you.

SELLER DISCLOSURE REPORTS ARE REQUIRED

In Texas, home sellers are required to submit disclosures on the physical condition of the house. Things like the presence of water damage, fires that have occurred in the house, etc., are all items that must be disclosed. This is pretty standard in most states across the country as well.





DUAL AGENCY IS NOT PERMITTED

Dual agency is the term for when the same real estate agent represents both the buyer and the seller in a real estate transaction. While this is allowed in many states, in Texas it is not.

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Home Buying Process

This process can vary slightly from each transaction to the next. With that being said, there are certain steps that occur for most buyers and sellers in most scenarios in the State of Texas. Here's a look at the common stages in the closing process.

1 **THE BEGINNING**

MEET WITH YOUR AGENT
Determine home needs.

2

BUYER-LENDER MEETING
Start loan application to become pre-approved. Approval Letter will be required prior to making an offer to purchase a home.

3

HOUSE HUNTING
Find your dream home and make an offer!

4 **CONTRACT/NEGOTIATION**

CONTRACT ACCEPTED & SENT TO ALL PARTIES
Buyer, seller, lender and title company.

5

DELIVER EARNEST MONEY TO TITLE COMPANY & OPTION FEE TO SELLER

6

APPRAISAL ORDERED
An appraisal is an unbiased professional opinion of the value of a home and is used whenever a mortgage is involved.

7

SET UP HOME INSPECTIONS

8

TITLE DEPARTMENT RECEIVES TITLE COMMITMENT & SENDS TO BUYER FOR REVIEW

9

REVIEW INSPECTION REPORT, HAVE YOUR AGENT NEGOTIATE ANY REPAIRS

10

VERIFICATION OF EMPLOYMENT AND CREDIT BY LENDER

11

ORDER HOMEOWNER'S INSURANCE POLICY

12

LOAN SUBMITTED TO UNDERWRITING
Underwriting simply means that your lender verifies your income, assets, debt and property details in order to issue final approval.

13

ALL CONTINGENCIES CLEAR

14

MORTGAGE COMPANY APPROVES LOAN

15

DOCUMENTS PREPARED & REVIEWED

16

FINAL WALK THROUGH

17 **CLOSING**

BUYER & SELLER SIGN ALL NECESSARY PAPERWORK

18

LOAN IS FUNDED

19

CONGRATULATIONS!
You are now a homeowner.



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The Players & Key Terms



THE AGENT

A Real Estate Agent helps their clients purchase, rent or sell properties. They advise the client about market conditions and conduct walkthroughs to make sure everything is in order before it's time for closing.



ESCROW OFFICER

An unbiased third party who ensures a real estate transaction is correctly carried out by a homebuyer, home seller and any real estate agents involved in the purchase or refinance of a home.



TITLE COMPANY

Usually responsible for two different roles – providing the title insurance, and acting as the escrow officer. Sometimes, different title companies can handle these two roles, but it's almost always the same title company.



THE LENDER

An individual, a public or private group, or a financial institution that makes funds available to a person or business with the expectation that the funds will be repaid.



THE INSURANCE AGENT

An individual or company that acts as an intermediary between homebuyers or homeowners and insurance companies. Unlike a captive insurance agent, brokers deal with multiple homeowners insurance companies.

EARNEST MONEY

Earnest money, or good faith deposit, is a sum of money you put down to demonstrate your seriousness about buying a home. In most cases, earnest money acts as a deposit on the property you're looking to buy. You deliver the amount when signing the purchase agreement or the sales contract.

OPTION MONEY

When a buyer pays an option fee they are purchasing the unrestricted right to cancel the contract in the time provided for in the contract.

OPTION PERIOD

A negotiated number of days after the contract is fully executed during which time the buyer can terminate the contract for any reason and get their earnest money back.

APPRAISAL

A valuation of property by the estimate of an authorized person. The authorized appraiser must have a designation from a regulatory body governing the jurisdiction of the appraiser.

HOMEOWNERS INSURANCE

A form of property insurance that covers losses and damages to an individual's residence, along with furnishings and other assets in the home. Homeowners insurance also provides liability coverage against accidents in the home or on the property.

TITLE POLICY

Meant to protect home buyers and mortgage lenders from damages or financial losses caused by a bad title due to title defects. Most title insurance policies cover all the common claims filed against a title, including outstanding liens, back taxes and conflicting wills.

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Home Inspections

WHAT TO EXPECT WHEN YOU'RE INSPECTING



SURPRISE. It can be great fun at a birthday party, but not when it may delay or threaten the sale of your property. Surprises such as a hidden water leak can result in unseen wood damage, or require bathroom repairs. Could there be termites? A crack in your heating unit? Is the electrical system in your home up to today's code requirements? Are there little things that need attention like a cracked window pane, drippy faucet or chipped tile?

Having your own home inspection takes the surprise out of the picture for the buyer and typically occurs after a contract is accepted. The home inspector is a generalist, and experts may need to be called in depending on what is found during the inspection.

STRUCTURAL SYSTEMS

- Foundation
- Grading and Drainage
- Roof Covering Materials
- Roof Structures & Attics
- Interior/Exterior Ceilings & Floors
- Interior/Exterior Walls
- Doors & Windows
- Interior/Exterior Stairways
- Fireplaces & Chimneys
- Porches, Balconies, Decks and Carports

ELECTRICAL SYSTEMS

- Service Entrance & Panels
- Branch Circuits, Connected Devices & Fixtures

APPLIANCES

- Dishwasher, Food Waste Disposal, Range Hood & Exhaust Systems, Ranges/Cooktops & Ovens, Microwave Ovens, Mechanical Exhaust Systems and Bathroom Heaters, Garage Door Operators, Dryer Exhaust

PLUMBING

- Water Supply System & Fixtures
- Drains, Wastes & Vents
- Water Heaters
- Hydro-Massage Therapy Equipment

HEATING, VENTILATION & AIR CONDITIONING

- Heating Equipment
- Cooling Equipment
- Duct Systems

OPTIONAL SERVICES

- Landscape Irrigation/Sprinkler Systems
- Swimming Pools, Spas & Hot Tubs
- Outbuildings
- On-Site Sewage Facilities (Septic Systems)
- Air Quality Testing
- Mold Assessment
- Boat Lift/House
- Water Testing
- Termite

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Property Taxes & Exemptions

TAX DETERMINATION

Typically, your property is taxed by a county, city and school district. Under the present property tax system, the determination of property values is the responsibility of an appraisal district. To learn which jurisdictions tax your property, please visit the Appraisal District in your residing county.

SAMPLE TAX TABLE

	Appraised Value *(Set by Appraisal District)*	**Value in $100** *($50,000/100=500)*	**Tax Rate Per $100 of Value** *(Set by Tax Jurisdiction)*	**Taxes Owed**
City	$200,000	$2,000	$0.4735	$947.00
County	$200,000	$2,000	$0.1354	$270.81
School	$200,000	$2,000	$1.5784	$3,156.80
Hospital	$200,000	$2,000	$0.1096	$219.20
College	$200,000	$2,000	$0.0876	$175.20

TAX ASSESSMENT TIMELINE

CURRENT YEAR

APRIL
Assessment notifications are mailed to property owners.

MAY
Property owners may protest the assessed property tax.

OCTOBER
Tax bills are mailed to property owners.

FOLLOWING YEAR

JANUARY
Tax bill is due!

APPEALS

You may appeal the value assigned to your property and the exemption allowed by the appraisal district. An appraisal review board in each district has the power to review and adjust property values and to determine exemption status. Contact your Appraisal District for more details about the appeal process should you disagree with any action taken by the Appraisal District.

EXEMPTIONS

Several forms of tax relief are available in Texas. Among these are various exemptions which may reduce the taxable value of your property. Applying for exemptions is your responsibility. Some exemptions require a new application each year. Contact your Appraisal District to learn more about each of the following exemptions: Homestead, Over-65, Disabled Individual, Agricultural, Open Space.

TEXAS IS A HOMESTEAD STATE

Homestead protection laws help prevent people from becoming homeless in the event of a foreclosure or change in economic circumstances. In Texas, every family and every single adult person is entitled to a homestead exemption from seizure passed on the claims of creditors, except for a pre-existing mortgage or lien.

HOW TO DECLARE A HOMESTEAD

- Contact Appraisal District of the county in which you reside or download the form from the appraisal district website.
- Complete the form and attach a copy of your driver's license that matches the address of the homestead.
- Complete the form and submit it to the Appraisal District by **April 30th**. Don't hesitate to call if you have questions!

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Dallas Area Map

MCKINNEY
36 Minutes to Love Field Airport
30 Minutes to DFW Int'l Airport
37 Minutes to Downtown Dallas
Median Home Sale Price: $476,000

FRISCO
29 Minutes to Love Field Airport
23 Minutes to DFW Int'l Airport
35 Minutes to Downtown Dallas
Median Home Sale Price: $720,500

ALLEN
31 Minutes to Love Field Airport
31 Minutes to DFW Int'l Airport
32 Minutes to Downtown Dallas
Median Home Sale Price: $475,700

PLANO
25 Minutes to Love Field Airport
26 Minutes to DFW Int'l Airport
28 Minutes to Downtown Dallas
Median Home Sale Price: $465,000

RICHARDSON
19 Minutes to Love Field Airport
22 Minutes to DFW Int'l Airport
20 Minutes to Downtown Dallas
Median Home Sale Price: $431,000

PRESTON HOLLOW
10 Minutes to Love Field Airport
22 Minutes to DFW Int'l Airport
15 Minutes to Downtown Dallas
Median Home Sale Price: $1,915,000

PARK CITIES
10 Minutes to Love Field Airport
28 Minutes to DFW Int'l Airport
10 Minutes to Downtown Dallas
Median Home Sale Price: $1,620,000

DOWNTOWN DALLAS
14 Minutes to Love Field Airport
28 Minutes to DFW Int'l Airport
Median Home Sale Price: $371,000



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A Stress-Free Move to Texas





ONE MONTH BEFORE THE MOVE

- Make arrangements to hire a mover or rent a truck
- Make babysitting and/or pet care arrangements for moving day
- File a change of address online with USPS
- Change address on all newspaper and magazine subscriptions
- Arrange for the transfer of all medical, dental and school records
- Transfer medical, property, fire and auto insurance

TWO WEEKS BEFORE THE MOVE

- Cancel or transfer all utilities
- Check with your provider about cell phone service in your new location
- Collect or purchase all packing supplies
- Pack up items in garage, attic and storage areas
- Confirm arrangements with movers or truck rental location

ONE WEEK BEFORE THE MOVE

- Begin packing boxes, labeling each as you fill it
- Empty, defrost and clean refrigerator, freezer and stove
- Pick up anything outstanding such as dry cleaning, prescriptions, etc.

THE DAY BEFORE THE MOVE

- Do a final check of closets, cabinets and drawers
- Fully charge all cell phones
- Touch base with movers or rental truck service for a final confirmation of arrangements

THE DAY OF THE MOVE

- Exchange contact information with the movers in case you need to get in touch with them while en route
- Keep jewelry and other valuables with you, in a box that you move yourself
- Prepare a box of supplies that you will need right away on move-in day, such as cleaning supplies, snacks, beverages, toilet/bath/bedding items, trash bags, disposable dishes, pet food, cell phone chargers, prescriptions, eyeglasses, changes of clothing, etc.

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Becoming a Registered Texan

You have 30 days from the time you move here to register your vehicle in the State.







VEHICLE INSPECTION & INSURANCE

Take your vehicle to a certified Texas Department of Public Safety (DPS) inspection station. Many mechanic shops, oil change locations and service stations are certified by DPS as inspection stations. Bring your insurance card!

VEHICLE REGISTRATION

Visit your local county tax-assessor collector office, and bring your insurance card, proof of vehicle inspection, and proof you own the vehicle (such as the registration or title from your previous state). If your insurance policy was issued in another state, you will need to bring your policy in its entirety so that insurance coverage minimums may be verified. Learn more at **txdmv.gov.**

> *In Texas, you must show that you have insurance coverage for a minimum of $30,000 per injured person, up to a total of $60,000 for everyone injured in an accident, and $25,000 for property damage.*

DRIVER'S LICENSE

As a new resident you are required to obtain your drivers license from the Texas Department of Public Safety **within 90 days of moving here.** You will need to provide proof of the following to apply for a driver's license:

- *U.S. Citizenship or evidence of lawful presence*
- *Texas Residency*
- *Identity, and*
- *Social Security Number*
- *Evidence of Texas Vehicle Registration; for each vehicle you own*
- *Proof of Insurance; for each vehicle you own*

Learn more at **dps.texas.gov**

> *Active duty members of the U.S. Armed Forces and non-resident, full-time students attending a Texas college or University are not required to register or title their vehicles in Texas.*

VOTING

To register to vote in Texas, simply complete a voter registration application and mail it to your county election office or you can request a printed application be mailed to you. For additional information, visit **VoteTexas.gov.**

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D-FW Attractions



THE SIXTH FLOOR MUSEUM AT DEALEY PLAZA

411 Elm Street, Dallas

Forever etched in infamy, the former Texas School Book Depository at the intersection of Houston and Elm Streets in Dallas is now home to a museum dedicated to remembering one of the nation's most tragic and defining moments: the assassination of President John F. Kennedy.



DALLAS ARBORETUM & BOTANICAL GARDENS

8525 Garland Road, Dallas

Located just minutes from downtown Dallas, the Dallas Arboretum and Botanical Garden sits on 66 acres along the southeast shore of White Rock Lake. The property's fourteen world-famous displays showcase seasonal flowers, ornamental shrubs, trees, and plant collections.



DALLAS WORLD AQUARIUM

1801 N. Griffin Street, Dallas

Conveniently located within easy walking distance of the city's historic downtown core, Dallas World Aquarium is a fun and educational excursion for young and old alike. Housed in some 87,000 gallons of saltwater are a vast array of sea life.



REUNION TOWER

300 Reunion Blvd E, Dallas

While not the tallest building in Dallas, the Reunion Tower is undoubtedly the most distinguished and most recognizable. Completed in 1978 and appearing as a geodesic ball perched atop five cylindrical concrete poles, its 560-foot length is spectacularly lit up at night, emphasizing its unique outline.



GEORGE W. BUSH PRESIDENTIAL LIBRARY & MUSEUM

2943 SMU Boulevard, Dallas

The George W. Bush Presidential Library and Museum has an in-depth look at America's 43rd president and the history of the Bush family's public service. Walk through the galleries and archives that feature more than 43,000 artifacts collected during the George W. Bush presidency.



PEROT MUSEUM OF NATURE & SCIENCE

2201 N. Field Street, Dallas

The museum is divided into thematic areas with interactive educational stations, games, and high-tech displays. These themes include engineering and innovation, energy, evolution, earth sciences, and more. It also features a 54-foot escalator that overlooks the property from within a glass enclosure.

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DALLAS MUSEUM OF ART

1717 N Harwood Street, Dallas

The Dallas Museum of Art has been a long-standing institution in the city since it opened in 1903. One of the 10 largest museums in the United States, it has a collection of more than 24,000 works from the Americas and around the globe, including everything from ancient artifacts to contemporary art.



KLYDE WARREN PARK

1909 Woodall Rodgers, Dallas

The beautiful public park is a place of respite tucked in the middle of the downtown streets and high-rise buildings. On any given day, you can enjoy food trucks, outdoor dining, green space, public art, and a casual social scene.



DALLAS ZOO

650 S R L Thornton Fwy, Dallas

A 106-acre park housing more than 2,000 exotic animals from 406 species in a variety of different habitats. Always popular with families, this fun attraction – just three miles away from the city center – was established in 1888, making it one of the oldest zoos in the United States.



AMERICAN AIRLINES CENTER (AAC)

2500 Victory Ave, Dallas

One of the premier arenas in the United States for concerts, live entertainment, and sporting events. It is also home base for the NBA Dallas Mavericks and NHL Dallas Stars. In addition to hosting home games for the Mavericks and Stars, you will find a nearly nightly lineup of entertainment no matter what time of the year.



THE NASHER SCULPTURE CENTER

2001 Flora Street, Dallas

Opened in 2003, the Nasher Sculpture Center has a collection of modern and contemporary sculpture and contains exhibits exploring the history of the art of sculpture. Located in the heart of the Dallas Arts District, it also features a number of large outdoor sculptures on display throughout the tree-lined grounds.



BISHOP ARTS DISTRICT

North Bishop Ave, Dallas

The Bishop Arts District in Dallas's North Oak Cliff neighborhood has nearly endless possibilities for shopping, dining, and entertainment. It features more than sixty independently owned and operated businesses. Here, you will find chic boutiques, art galleries, restaurants, and cozy coffee shops.

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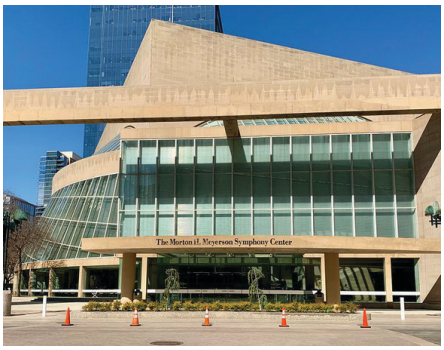
D-FW Attractions



DALLAS CATTLE DRIVE SCULPTURES AT PIONEER PLAZA

Pioneer Plaza, Dallas

Pioneer Park is designed to resemble a section of the Shawnee Trail, a major Texas cattle drive route in the 19th century. It's a beautiful, large green space in Dallas's central business district that's fun to wander, and even features a stream that falls over limestone cliffs.



MORTON H. MEYERSON SYMPHONY CENTER

2301 Flora Street, Dallas

The Dallas Symphony Orchestra is one of the most prominent performing arts experiences in Dallas and remains the largest such organization in the southwest region of the United States. The symphony is known for its outstanding classical and modern concert performances.



FRONTIERS OF FLIGHT MUSEUM

6911 Lemmon Ave, Dallas

Home to more than 30 aircraft and has extensive exhibits that display the journey from the roots of aviation from Leonardo da Vinci through modern space exploration. The museum's impressive collection includes numerous WWI and WWII aircraft and artifacts.



AFRICAN AMERICAN MUSEUM

3536 Grand Avenue, Dallas

Founded in 1974, the African American Museum has a variety of displays of African American artistic, cultural, and historical materials. Full of references to traditional African motifs and cultural icons, the museum's collection includes numerous pieces of artwork, along with a library and historical archive.



SPEND A DAY IN DEEP ELLUM

Commerce & 75, Dallas

To experience one of Dallas' revitalized neighborhoods, you can spend a day in the Deep Ellum District. It is an old jazz district with a fun blend of historic 1800s essence and trendy grunge, as evidenced by the vintage signs and artsy murals as you walk along the streets.



THE FORT WORTH STOCKYARDS

131 E. Exchange Ave, Fort Worth

An authentic Texas cowboy experience can be found in nearby Fort Worth, approximately an hour's drive from downtown Dallas. The Stockyards are situated in a national historic district, which retains the feel of a Western movie set and even hosts a twice-daily cattle drive.

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SIX FLAGS OVER TEXAS

2201 E. Road to Six Flags, Arlington

A classic theme park, but an ultimate goody. Located in Arlington, about 15 miles outside of Dallas, Six Flags Over Texas offers thrilling roller coasters, great entertainment shows, carnival-style games and plenty of restaurants. With over 45 rides, including five water rides, be sure to grab an all-access pass!



TOYOTA MUSIC FACTORY

316 W Las Colinas Blvd., Irving

Toyota Music Factory is set to be one of the most thriving entertainment concepts in Dallas Fort Worth. The Pavilion is the centerpiece, a concert stage that has hosted big name acts and speakers like Ringo Starr, Hillary Clinton, and Trevor Noah. There's also 25 restaurants and an Alamo Drafthouse.



WHITE ROCK LAKE

8300 E. Lawther Drive, Dallas

Once a privately owned reservoir located on over 1,000 acres of land, the lake (and adjacent park) is an amazing place to spend the day. The lake is a popular site for mild water activities, such as kayaking and sailing, and the park has a 10-mile hiking and biking trail, in addition to it being a great site for bird watching.



LONE STAR PARK

1000 Lone Star, Grand Prairie

While casinos are illegal in Texas, Lone Star Park at Grand Prairie offers some gambling fun with a Class 1 horse track. It receives 800,000 visitors per year and offers horse races on weekends during the season, a sports bar, and year-round events like concerts, weddings, and meetings.



NORTHPARK CENTER

8687 N. US 75 1000, Dallas

NorthPark Center, sometimes referred to as NorthPark Mall, is an upscale, enclosed shopping mall in Dallas, Texas. The mall is at the intersection of Loop 12 and US 75. Opened in 1965, the center now has over 235 stores and restaurants and annual sales of over $1 billion.



HIGHLAND PARK VILLAGE

47 Highland Park Village, Dallas

Highland Park Village is one of the premier luxury shopping and lifestyle experience in Dallas. Stylish designer boutiques, shoe stores, gift shops and diverse eateries fill this upscale mall. From revered fashion to exquisite dining, enjoy unprecedented luxury in an open-air setting.

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State Fair of Texas

SEPTEMBER TO OCTOBER, FAIR PARK

The State Fair of Texas is the largest state fair in the U.S., averaging 2.25 million visitors annually. It has been held at the same National Historical Landmark, Fair Park, since 1886. Fair Park is steeped in history and one of the most important collections of art deco buildings in the nation. Just a few of the big attractions include:



FOOD

Because Texas' food traditions come from so many cultures, Texans are some of the most innovative people when it comes to food. Though the food vendors do love to deep fry everything, they can also make gourmet, regional, national, and even international dishes with a Texas twist.



CREATIVE ARTS SHOW

Artists from all over the State of Texas submit their works of all kinds. You don't want to miss the massive sculpture made of BUTTER that they display each year!



LIVE MUSIC

Only in the Lone Star State can these many Texan musical artists be experienced in one place. No matter the genre, there's something for you on one of the many stages throughout the park. Some of the biggest names that performed include Elvis Presley, Selena Quintanilla, and Jimi Hendrix.



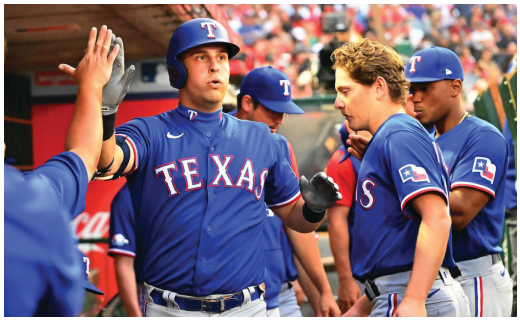


The State Fair celebrates all things Texan by promoting agriculture, education, and community involvement through quality entertainment in a family-friendly environment. As a celebration of Texas heritage, the State Fair aims to embody all aspects of Lone Star culture.

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Dallas Sports Teams

FOOTBALL

Dallas Cowboys | AT&T Stadium, Arlington

The Dallas Cowboys, also known as America's Team, are a professional American football team based in the Dallas–Fort Worth metroplex. The Cowboys compete in the National Football League (NFL) as a member club of the league's National Football Conference (NFC) East division. The team is headquartered in Frisco, Texas at the Frisco Star and has been playing its home games at AT&T Stadium in Arlington, Texas, since its opening in 2009.

BASKETBALL

Dallas Mavericks | AA Center, Dallas

The Dallas Mavericks (often referred to as the Mavs) are an American professional basketball team based in Dallas. The Mavericks compete in the National Basketball Association (NBA) as a member of the Western Conference Southwest Division. The team plays its home games at the American Airlines Center, which it shares with the National Hockey League's Dallas Stars.

BASEBALL

Texas Rangers | Globe Life Field, Arlington

The Texas Rangers are an American professional baseball team based in the Dallas–Fort Worth metroplex. The Rangers compete in Major League Baseball (MLB) as a member club of the American League (AL) West division. In 2020, the Rangers moved to the new Globe Life Field in Arlington after having played at Globe Life Park (now Choctaw Stadium) from 1994 to 2019.

SOCCER

FC Dallas | Toyota Stadium, Frisco

FC Dallas is an American professional soccer club based in the Dallas–Fort Worth metroplex. The club competes as a member of the Western Conference in Major League Soccer (MLS). The franchise began play in 1996 as a charter club of the league. The club was founded in 1995 as the Dallas Burn before adopting its current name in 2004.

ICE HOCKEY

Dallas Stars | AA Center, Dallas

The Dallas Stars are a professional ice hockey team based in Dallas. They compete in the Central Division of the Western Conference, and were founded during the 1967 NHL expansion as the Minnesota North Stars. Before the 1978–79 NHL season, the team merged with the Cleveland Barons and ultimately relocated to Dallas for the 1993–94 NHL season. The Stars played out of Reunion Arena from their relocation until 2001, when the team moved less than 1.5 miles (2.4 km) into the American Airlines Center.

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