



neighborhood watch

What's New?

The Dallas/Fort Worth Metroplex is one of the fastest-growing metropolitan areas in the U.S., and the demand for urban high-rise condos is increasing daily. The development of the Trinity River Corridor Project, the Woodall Rodgers Park and the burgeoning Arts District, touted to be the largest in the United States, is supporting and enhancing this call for in-town residential space.

"I am often queried about the possibility of overbuilding in the high-rise sector," says vice president of Ellen Terry Realtors Sharon Quist. "To the contrary, I believe we will need more urban residences as time passes. Many high-rise buyers own multiple homes, have active lifestyles, like to travel and want neighbors with similar interests. The large variety of high-rises will fill every potential buyer's desires."

Over the next 10 years, over 8 million boomers will become empty nesters and/or retire. Some of them will move to the lake or the country, but many of them will leave the suburbs, looking for a low- or no- maintenance lifestyle. Amenities like valet parking, 24-hour security and concierge services move to the top of the list, and the newest batch of high-rises is more than happy to cater to these wants. ■■■

RESOURCES:

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\$1-10 million

Name: Residences at Mandarin Oriental
Location: Victory Park
Square Feet: 1,600-8,700
Bragging Rights: Sky lobby on 22nd and 23rd floor includes 24-hour concierge, indoor lounge, outdoor pavilion-style living rooms, private boardroom, private outdoor pool and fitness facility with garden access



\$700,000-8 million

Name: Ritz-Carlton Residences
Location: 2525 North Pearl
Square Feet: 1,400-7,400
Bragging Rights: 24-hour room service from chef Dean Fearing's restaurant; dog-walking and car-washing services



\$470,000-2 million

Name: The Azure
Location: 2900 McKinnon
Square Feet: 880-5,000
Bragging Rights: Outdoor terraces with gas fireplaces; resort-style junior olympic pool surrounded by private cabanas; private garages for each home owner; valet service



\$1 million +

Name: The Museum Tower
Location: Dallas Arts District
Square Feet: 1,450-9,000
Bragging Rights: Building design offers 360-degree views of Dallas; private, landscaped park; residents can request a custom-designed kitchen by chef Stephan Pyles



\$500,000-3.8 million

Name: One Arts Plaza
Location: Dallas Arts District
Square Feet: 1,533-5,700
Bragging Rights: Original art on every floor; 11-foot ceilings; Bulthaup kitchens; Rooftop pool



\$429,900-3 million

Name: The House by Starck & Yoo
Location: Victory Park
Square Feet: 1,000-8,700
Bragging Rights: Designed by Philippe Starck and Yoo; accompanied by 30,000 square feet of retail space, including an urban upscale market