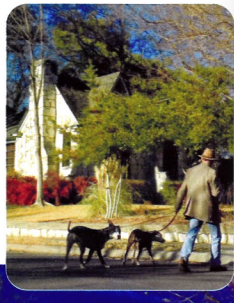


Where To Buy Next

Whether you're looking to invest in real estate or you just want to live someplace cool, **these are the next hot neighborhoods.**

OAK LAWN HEIGHTS

HERE'S HOW TO GET THERE: HEAD OUT on Preston Avenue, drive under the Tollway bridge where a green and white flag snaps in the wind, and the Morella Meat Market, where the good Word in Spanish before a n... amp. Past property owned by the Da... past the Eagle Liquor store, whose w... steel. Now turn on Amelia, then again... home down there, the big one on the... sold for \$1.3 million. Drive around. I... abodes, freaky homes (like the one th... shed)—they're all here in Oak Lawn... Hedgegrove and Maple Springs, and



**STREAM
ENERGY:
THE BILLION
DOLLAR STARTUP?**

**20 GREAT
ESCAPES**



DALLAS / FORT WORTH

**SEXY
SPRING
FASHION**

**WHY DALLAS
THEATER
MATTERS**



STEAL THIS HOUSE!

to your right, you'll find Prosper, population 3,000, where real estate agents are ready to sell an acre of land at an honest rate. And if you stay on Preston Road, you'll see a swath of green as big as a golf course—84 acres in all—with an \$8 million mansion atop a rising hill. That home belongs to Deion Sanders, your new neighbor. Better still, Jerry Jones owns approximately 2,000 acres in Prosper. He has big plans to develop it. So get in while the gettin's good.



« THE CEDARS

NO NEIGHBORHOOD IN DALLAS IS LIKE THE CEDARS, JUST SOUTH OF DOWNTOWN. ARTISTS, photographers, and business people live in the same studios in which they work. The views of the skyline from their roofs are unobstructed and breathtaking. Property is cheap. Gwen Gaylen, a community activist who lives in an 8,200-square-foot loft that was once a dress factory, says some land can be had for as little as \$3 a square foot. Zad Roumaya and Will Pinkerton are developing a "green" 49-unit condominium on Griffin Street that offers shaded overhangs and rain-collecting roofs that feed the irrigation system. Every condo buyer gets a moped. The property is half sold, and Roumaya and Pinkerton haven't broken ground yet. Yes, crime in the Cedars remains a problem. Yes, pockets of it are the embodiment of urban blight. But no neighborhood in Dallas offers a greater sense of community, and South Boulevard is the new Swiss Avenue. Then there's Lee Harvey's, perhaps the greatest bar in Dallas and, really, the personification of the Cedars. Here, trust-fund kids hang out with hipsters, artists, and wannabe gangsters. The bar is nothing more than a shack with a surrounding yard filled with barrels of fire that burn throughout the night. How strange it all is. How perfect.

