



A Service of CNN, Fortune & Money

BEST PLACES TO LIVE

Money's list of America's best small cities

2008 ▾

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20. Allen, TX



PHOTO: MARK KRUFMANN

Allen Civic Plaza

WINNER

Top 100 rank: 20

Population: 73,200

[Compare Allen to Top 10 Best Places](#)

On a typical Friday night in the fall, residents will gather at the high school football stadium to cheer on the Allen Eagles. But this one-high school suburb of Dallas is booming with new development.

Montgomery Farm, an environmentally conscious mixed-use development, has maintained lush greenways while adding upscale dining and shopping.

And while taxes may be a little higher compared to neighboring suburbs, real estate prices will get you more house for your dollar. With a top-performing school district, Allen is ideal for families who want to grow with their

community.

Financial	City stats	Best places avg.
Median family income (per year)	\$109,789	\$93,313
Family purchasing power (annual, cost-of-living adjusted)	\$118,435	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	69.49%	18.60%

Housing	City stats	Best places avg.
Median home price	\$226,399	\$293,712
Average property taxes (2007)	\$5,370	\$4,072
See Allen homes for sale		
See million-dollar homes		

Education	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	19	40
Junior colleges and technical institutes (within 30 miles)	18	20
Test scores reading (% above/below state average)	13.1%	17.3%
Test scores math (% above/below average)	23.6%	16.6%
% students attending public/private schools (located within town limits)	99.6/0.4	89.5/10.5

Quality of life	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	88.3%	76.0%

Personal crime incidents (per 1,000)	1	2
Property crime incidents (per 1,000)	25	25
Median commute time (in minutes)	27.6	23.0
% population with commute 45 mins. or longer	23.0%	15.8%
% population walk or bike to work	0.9%	3.0%

Leisure and culture

City stats Best places avg.

Movie theaters (within 15 miles)	56	51
Restaurants (within 15 miles)	3,472	4,141
Bars (within 15 miles)	92	338
Public golf courses (within 30 miles)	234	242
Libraries (within 15 miles)	40	90
Museums (accredited by AAM; within 30 miles)	5	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

City stats Best places avg.

Annual rainfall (inches)	40.46	36.31
% clear days in the area	37	30
High temp in July ° F	93.4°	87.8°
Low temp in Jan ° F	31.6°	22.9°

Health*

City stats Best places avg.

Has health plan (% of residents)	88.0%	88.2%
Body mass index (avg. for residents)	26	27

Diabetes rates (% of residents diagnosed)	6.6%	9.6%
Hypertension rates (% of residents diagnosed)	20.6%	27.3%

Meet the neighbors	City stats	Best places avg.
Median age	32.4	36.0
Completed at least some college (% of residents)	83.0%	73.6%
Married	72.6%	57.5%
Divorced	6.7%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	66.1	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$8,678	\$8,012

From the August 2008 issue

Notes:

* County data

Plano stats

	City stats	Best places avg.
Median family income (per year)	\$121,988	\$97,441
Job growth % (2000-2008)*	24.92%	19.58%
See jobs near Plano		
Median home price	\$201,842	\$262,148
See Plano homes for sale		
Test scores reading (% above/below state average)	10.1%	25.6%
Test scores math (% above/below average)	18.1%	28.2%
Personal crime incidents (per 1,000)	3	1
Property crime incidents (per 1,000)	30	19
Restaurants (within 15 miles)	5,768	1,923
High temp in July ° F*	93.4°	85.5°
Low temp in Jan ° F*	31.6°	21.0°
Median age	34.9	36.6

[See all](#)

[More financial, housing, school, quality of life stats](#)

From the August 2009 issue

Notes:

* County data

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14. McKinney, TX



PHOTO: LAURA SMETAK

Shopping at historic downtown McKinney

WINNER

Top 100 rank: 14

Population: 107,500

[Compare McKinney to Top 10 Best Places](#)

With one of the oldest authentic downtowns in Texas, McKinney is unlike most of Dallas newly developed suburbs. But with new facilities and businesses finding their way to the city (established in 1848), McKinney and its residents are managing fantastic growth.

The once-abandoned Historic Collin-County Courthouse was recently transformed into the McKinney Performing Arts Center, and Olympic gold medalist Michael Johnson established Texas's first athletic training and sports science center here.

McKinney also offers excellent schools and plenty of green space, including a 289-acre outdoor preserve and nature museum and PGA Tour – owned and – operated golf course.

Financial	City stats	Best places avg.
Median family income (per year)	\$101,072	\$93,313
Family purchasing power (annual, cost-of-living adjusted)	\$113,437	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	71.44%	18.60%

Housing	City stats	Best places avg.
Median home price	\$210,612	\$293,712
Average property taxes (2007)	\$5,166	\$4,072
See McKinney homes for sale		
See million-dollar homes		

Education	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	17	40
Junior colleges and technical institutes (within 30 miles)	18	20
Test scores reading (% above/below state average)	10.0%	17.3%
Test scores math (% above/below average)	18.6%	16.6%
% students attending public/private schools (located within town limits)	96.4/3.6	89.5/10.5

Quality of life	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	88.3%	76.0%

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See McKinney in...

...What Readers Say

They speak out on McKinney and other places ...

Nearby...

- PLACES
- COMPANIES
- HOMES

[See city stats](#) [Compare](#)

- [Allen, TX](#)
- [Frisco, TX](#)
- [Plano, TX](#)
- [Wylie, TX](#)
- [The Colony, TX](#)
- [Richardson, TX](#)
- [Little Elm, TX](#)

[Compare](#)

- [Exxon Mobil](#) 2
- [ConocoPhillips](#) 5

[See the rest](#)

- [Methodist Hospital Sys.](#) 10
- [Whole Foods](#) 16

[See the rest](#)

PRICE RANGE

Any to Any

TYPE

Any type

Personal crime incidents (per 1,000)	2	2
Property crime incidents (per 1,000)	20	25
Median commute time (in minutes)	23.9	23.0
% population with commute 45 mins. or longer	20.7%	15.8%
% population walk or bike to work	2.0%	3.0%

BEDROOMS **BATHS** **SQ. FT.**

Any Any Any

CITY AND STATE
(or ZIP code)

McKinney, TX

Search



Feedback on the Best Places to Live list?

E-mail the editors



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Additional data and consulting services provided by Bert Sperling's bestplaces.net.



Homes for sale provided by Trulia Real Estate Search.

Leisure and culture

City stats Best places avg.

Movie theaters (within 15 miles)	42	51
Restaurants (within 15 miles)	2,768	4,141
Bars (within 15 miles)	51	338
Public golf courses (within 30 miles)	217	242
Libraries (within 15 miles)	32	90
Museums (accredited by AAM; within 30 miles)	5	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

City stats Best places avg.

Annual rainfall (inches)	40.46	36.31
% clear days in the area	37	30
High temp in July ° F	93.4°	87.8°
Low temp in Jan ° F	31.6°	22.9°

Health*

City stats Best places avg.

Has health plan (% of residents)	88.0%	88.2%
Body mass index (avg. for residents)	26	27

Diabetes rates (% of residents diagnosed)	6.6%	9.6%
Hypertension rates (% of residents diagnosed)	20.6%	27.3%

Meet the neighbors	City stats	Best places avg.
Median age	32.5	36.0
Completed at least some college (% of residents)	75.7%	73.6%
Married	66.9%	57.5%
Divorced	7.7%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	81.1	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$8,266	\$8,012

From the August 2008 issue

Notes:

* County data

** State data

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15. Carrollton, TX



COURTESY: CITY OF CARROLLTON

Historic downtown Carrollton Square

WINNER

Top 100 rank: 15

Population: 121,600

[Compare Carrollton to Top 10 Best Places](#)

With a foreign trade zone designation and several major business parks, Carrollton is one of the most vibrant and business-friendly suburbs of Dallas.

Industrial and corporate offices, including ST Microelectronics Semiconductors and Halliburton Energy Services, are located in the city, and commercial and industrial development continues.

Conveniently located, Carrollton provides safe and affordable neighborhoods for its residents and Dallas acclaimed shopping and dining experiences.

Financial

[City stats](#) [Best places avg.](#)

Median family income (per year)	\$84,800	\$93,313
Family purchasing power (annual, cost-of-living adjusted)	\$101,923	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	16.09%	18.60%

Housing

City stats

Best places avg.

Median home price	\$182,942	\$293,712
Average property taxes (2007)	\$4,671	\$4,072

[See Carrollton homes for sale](#)[See million-dollar homes](#)**Education**

City stats

Best places avg.

Colleges, universities and professional schools (within 30 miles)	27	40
Junior colleges and technical institutes (within 30 miles)	23	20
Test scores reading (% above/below state average)	6.9%	17.3%
Test scores math (% above/below average)	15.4%	16.6%
% students attending public/private schools (located within town limits)	92.9/7.1	89.5/10.5

Quality of life

City stats

Best places avg.

Air quality index* (% of days AQI ranked as good)	82.4%	76.0%
Personal crime incidents (per 1,000)	2	2

Property crime incidents (per 1,000)	31	25
Median commute time (in minutes)	24.5	23.0
% population with commute 45 mins. or longer	13.6%	15.8%
% population walk or bike to work	2.1%	3.0%

Leisure and culture

City stats

Best places avg.

Movie theaters (within 15 miles)	101	51
Restaurants (within 15 miles)	6,913	4,141
Bars (within 15 miles)	501	338
Public golf courses (within 30 miles)	284	242
Libraries (within 15 miles)	87	90
Museums (accredited by AAM; within 30 miles)	8	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

City stats

Best places avg.

Annual rainfall (inches)	37.25	36.31
% clear days in the area	37	30
High temp in July ° F	94.8°	87.8°
Low temp in Jan ° F	31.4°	22.9°

Health*

City stats

Best places avg.

Has health plan (% of residents)	87.4%	88.2%
Body mass index (avg. for residents)	27	27
Diabetes rates (% of residents diagnosed)	6.6%	9.6%

Hypertension rates (% of residents diagnosed)	21.9%	27.3%
Meet the neighbors	City stats	Best places avg.
Median age	34.0	36.0
Completed at least some college (% of residents)	69.4%	73.6%
Married	58.4%	57.5%
Divorced	10.1%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	132.9	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$7,497	\$8,012

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** State data

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18. Richardson, TX



COURTESY: CITY OF RICHARDSON

Wildflower! Arts and Music Festival in Richardson

WINNER

Top 100 rank: 18

Population: 99,800

[Compare Richardson to Top 10 Best Places](#)

Richardson is one of the densest high-tech areas in the nation, with Telecom Corridor, where Nortel (among other companies) houses its U.S. headquarters.

The city just north of Dallas is also home to four DART rail stations and lots of new luxury condominium, apartment and town home developments.

Residents enjoy the annual city tradition of the Cottonwood Art Festival, an award-winning exhibit of more than 200 artists and craftsmen from around the country. And crime is low.

Financial

[City stats](#) [Best places avg.](#)

Median family income (per year)	\$90,790	\$93,313
Family purchasing power (annual, cost-of-living adjusted)	\$104,717	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	11.14%	18.60%

Housing

City stats

Best places avg.

Median home price	\$195,510	\$293,712
Average property taxes (2007)	\$5,596	\$4,072

[See Richardson homes for sale](#)[See million-dollar homes](#)**Education**

City stats

Best places avg.

Colleges, universities and professional schools (within 30 miles)	23	40
Junior colleges and technical institutes (within 30 miles)	22	20
Test scores reading (% above/below state average)	8.4%	17.3%
Test scores math (% above/below average)	18.5%	16.6%
% students attending public/private schools (located within town limits)	88.0/8.5	89.5/10.5

Quality of life

City stats

Best places avg.

Air quality index* (% of days AQI ranked as good)	76.2%	76.0%
Personal crime incidents (per 1,000)	2	2

Property crime incidents (per 1,000)	31	25
Median commute time (in minutes)	20.7	23.0
% population with commute 45 mins. or longer	10.6%	15.8%
% population walk or bike to work	2.5%	3.0%

Leisure and culture

City stats

Best places avg.

Movie theaters (within 15 miles)	96	51
Restaurants (within 15 miles)	6,437	4,141
Bars (within 15 miles)	438	338
Public golf courses (within 30 miles)	269	242
Libraries (within 15 miles)	77	90
Museums (accredited by AAM; within 30 miles)	5	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

City stats

Best places avg.

Annual rainfall (inches)	37.27	36.31
% clear days in the area	37	30
High temp in July ° F	95.8°	87.8°
Low temp in Jan ° F	35.2°	22.9°

Health*

City stats

Best places avg.

Has health plan (% of residents)	81.8%	88.2%
Body mass index (avg. for residents)	28	27
Diabetes rates (% of residents diagnosed)	14.6%	9.6%

Hypertension rates (% of residents diagnosed)	32.7%	27.3%
Meet the neighbors	City stats	Best places avg.
Median age	37.5	36.0
Completed at least some college (% of residents)	75.9%	73.6%
Married	58.9%	57.5%
Divorced	8.5%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	116.6	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$8,467	\$8,012

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38. Frisco, TX



PHOTO: WARREN PAUL HARRIS

Sculptures at the center of Preston Ridge

WINNER

Top 100 rank: 38

Population: 80,400

[Compare Frisco to Top 10 Best Places](#)

First established as a watering hole for steam engines along the St. Louis - San Francisco Railway in 1902, the northern suburb of Dallas maintains its small-town charm even as it has grown into a retail mecca. Premier shopping includes a 165-store mall with an ice rink and carousel and an Ikea.

And although the rapid growth and development have resulted in road expansions and traffic jams, families enjoy Frisco's amenities, which include rooting for the Frisco RoughRider Double-A baseball team and the FC Dallas major league soccer team. Schools here are outstanding.

Financial

	City stats	Best places avg.
Median Home Price	\$180,000	\$220,000

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(per year)		
Family purchasing power (annual, cost-of-living adjusted)	\$112,018	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	116.65%	18.60%

Housing	City stats	Best places avg.
Median home price	\$289,940	\$293,712
Average property taxes (2007)	\$5,068	\$4,072
See Frisco homes for sale		
See million-dollar homes		

Education	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	21	40
Junior colleges and technical institutes (within 30 miles)	21	20
Test scores reading (% above/below state average)	11.8%	17.3%
Test scores math (% above/below average)	22.7%	16.6%
% students attending public/private schools (located within town limits)	94.7/5.3	89.5/10.5

Quality of life	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	88.3%	76.0%
Personal crime incidents (per 1,000)	1	2
Property crime incidents (per 1,000)	39	25

[Top companies](#) | [Colleges](#) | [Hospitals](#) | [Museums](#) | [Wineries](#) | [Gardens](#) | [Ski resorts](#)

See Frisco in...

...What Readers Say

They speak out on Frisco and other places ...

Nearby...

PLACES	COMPANIES	HOMES
See city stats		Compare
The Colony, TX		<input type="checkbox"/>
Little Elm, TX		<input type="checkbox"/>
Plano, TX		<input type="checkbox"/>
Allen, TX		<input type="checkbox"/>
McKinney, TX		<input type="checkbox"/>
Carrollton, TX		<input type="checkbox"/>
Lewisville, TX		<input type="checkbox"/>

[Compare](#)

Exxon Mobil	2
ConocoPhillips	5
See the rest	
Methodist Hospital Sys.	10
Whole Foods	16
See the rest	

PRICE RANGE

Any to Any

TYPE

Any type

BEDROOMS BATHS SQ. FT.

Any Any Any

Median commute time (in minutes)	30.7	23.0
% population with commute 45 mins. or longer	26.8%	15.8%
% population walk or bike to work	1.4%	3.0%

Leisure and culture

	City stats	Best places avg.
Movie theaters (within 15 miles)	61	51
Restaurants (within 15 miles)	4,019	4,141
Bars (within 15 miles)	149	338
Public golf courses (within 30 miles)	254	242
Libraries (within 15 miles)	43	90
Museums (accredited by AAM; within 30 miles)	5	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

	City stats	Best places avg.
Annual rainfall (inches)	40.46	36.31
% clear days in the area	37	30
High temp in July ° F	93.4°	87.8°
Low temp in Jan ° F	31.6°	22.9°

Health*

	City stats	Best places avg.
Has health plan (% of residents)	88.0%	88.2%
Body mass index (avg. for residents)	26	27
Diabetes rates (% of residents diagnosed)	6.6%	9.6%
Unemployment rates	22.2%	27.2%

CITY AND STATE
(or ZIP code)

Frisco, TX

Search

Feedback on the Best Places to
Live list?

E-mail the editors

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partners.Additional data and consulting services provided
by Bert Sperling's bestplaces.net.Homes for sale provided by Trulia Real Estate
Search.

(% of residents diagnosed)

Meet the neighbors	City stats	Best places avg.
Median age	31.4	36.0
Completed at least some college (% of residents)	83.0%	73.6%
Married	74.3%	57.5%
Divorced	6.6%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	58.2	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$6,457	\$8,012

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67. Garland, TX



COURTESY: CITY OF GARLAND

The Granville Art Center in Garland

WINNER

Top 100 rank: 67

Population: 217,900

[Compare Garland to Top 10 Best Places](#)

This diverse city just northeast of Dallas boasts a comfortable home-town feel married to a thriving economy. Garland residents enjoy safe neighborhoods with affordable homes and reasonable commutes to Dallas, thanks to easy access to major highways. Those who live here have lots of shopping, dining, and culture options, including the Patti Granville Arts Center. Lovers of the links rejoice: there's also Firewheel Golf Park, a P.G.A.-qualifying site with 63 holes.

Financial

	City stats	Best places avg.
Median family income (per year)	\$66,229	\$93,313

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Family purchasing power (annual, cost-of-living adjusted)	\$85,018	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	3.19%	18.60%

Housing	City stats	Best places avg.
Median home price	\$123,449	\$293,712
Average property taxes (2007)	\$4,506	\$4,072
See Garland homes for sale		
See million-dollar homes		

Education	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	21	40
Junior colleges and technical institutes (within 30 miles)	21	20
Test scores reading (% above/below state average)	3.2%	17.3%
Test scores math (% above/below average)	8.0%	16.6%
% students attending public/private schools (located within town limits)	95.0/4.1	89.5/10.5

Quality of life	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	76.2%	76.0%
Personal crime incidents (per 1,000)	3	2
Property crime incidents (per 1,000)	36	25
Median commute time	24.0	22.0

See Garland in...

...What Readers Say

They speak out on Garland and other places

...

Nearby...

PLACES
COMPANIES
HOMES

See city stats

Compare

Rowlett, TX

Richardson, TX

Mesquite, TX

Wylie, TX

University Park, TX

Rockwall, TX

Dallas, TX

Compare

Exxon Mobil

2

ConocoPhillips

5

See the rest

Methodist Hospital Sys.

10

Whole Foods

16

See the rest

PRICE RANGE

Any to Any

TYPE

Any type

BEDROOMS

BATHS

SQ. FT.

Any Any Any

CITY AND STATE

(or ZIP code)

(in minutes)		
% population with commute 45 mins. or longer	18.6%	15.8%
% population walk or bike to work	2.1%	3.0%

Leisure and culture

	City stats	Best places avg.
Movie theaters (within 15 miles)	86	51
Restaurants (within 15 miles)	6,114	4,141
Bars (within 15 miles)	436	338
Public golf courses (within 30 miles)	262	242
Libraries (within 15 miles)	86	90
Museums (accredited by AAM; within 30 miles)	5	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

	City stats	Best places avg.
Annual rainfall (inches)	37.27	36.31
% clear days in the area	37	30
High temp in July ° F	95.8°	87.8°
Low temp in Jan ° F	35.2°	22.9°

Health*

	City stats	Best places avg.
Has health plan (% of residents)	81.8%	88.2%
Body mass index (avg. for residents)	28	27
Diabetes rates (% of residents diagnosed)	14.6%	9.6%
Hypertension rates (% of residents diagnosed)	32.7%	27.3%

Garland, TX

Search



Feedback on the Best Places to Live list?

E-mail the editors



Information powered by Onboard Informatics
Some data may be provided courtesy of its partners.



Additional data and consulting services provided by Bert Sperling's bestplaces.net.



Homes for sale provided by Trulia Real Estate Search.

Meet the neighbors	City stats	Best places avg.
Median age	34.0	36.0
Completed at least some college (% of residents)	50.9%	73.6%
Married	54.1%	57.5%
Divorced	10.4%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	150.1	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$7,572	\$8,012

From the August 2008 issue

Notes:

* County data

** State data

BEST PLACES TO LIVE

Money's list of America's best small cities

2008 ▾

- [Full List](#)
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- [Housing](#)
- [Financial](#)
- [Quality of Life](#)

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69. Lewisville, TX



COURTESY: CITY OF LEWISVILLE

Lewisville's Old Town Shopping District

WINNER

Top 100 rank: 69

Population: 94,500

[Compare Lewisville to Top 10 Best Places](#)

Lake Lewisville, the northern border of this charming little city, is a favorite destination for families who enjoy water sports, fishing (this is Texas' urban bass fishing capitol), and acres of scenic parks and trails protected for camping, hiking and biking.

The city also offers safe and affordable neighborhoods and diverse business opportunities. One downside: a commute to Dallas can be lengthy.

But Lewisville and its immediate environs offer plenty of dining and shopping.

Financial

[City stats](#) [Best places avg.](#)

Map data ©2009 Google - [Terms of Use](#)

Median family income (per year)	\$81,668	\$93,313
Family purchasing power (annual, cost-of-living adjusted)	\$94,742	\$84,802
Sales tax	8.00%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	33.23%	18.60%

Housing

	City stats	Best places avg.
Median home price	\$176,890	\$293,712
Average property taxes (2007)	\$3,994	\$4,072

[See Lewisville homes for sale](#)

[See million-dollar homes](#)

Education

	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	27	40
Junior colleges and technical institutes (within 30 miles)	23	20
Test scores reading (% above/below state average)	0.3%	17.3%
Test scores math (% above/below average)	1.8%	16.6%
% students attending public/private schools (located within town limits)	90.4/5.8	89.5/10.5

Quality of life

	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	82.4%	76.0%
Personal crime incidents (per 1,000)	2	2

Click map to enlarge

Show: [Homes for sale](#) | [Million-dollar homes](#) |
[Top companies](#) | [Colleges](#) | [Hospitals](#) |
[Museums](#) | [Wineries](#) | [Gardens](#) | [Ski resorts](#)

See Lewisville in...**...What Readers Say**

They speak out on Lewisville and other places ...

Nearby...

PLACES
COMPANIES
HOMES

[See city stats](#)

[Compare](#)

[Flower Mound, TX](#)



[Coppell, TX](#)



[Carrollton, TX](#)



[The Colony, TX](#)



[Corinth, TX](#)



[Grapevine, TX](#)



[Little Elm, TX](#)



[Compare](#)

[Exxon Mobil](#)

2

[ConocoPhillips](#)

5

[See the rest](#)

[Methodist Hospital Sys.](#)

10

[Whole Foods](#)

16

[See the rest](#)

PRICE RANGE

Any to Any

TYPE

Any type

BEDROOMS

BATHS

SQ. FT.

Any

Any

Any

Property crime incidents (per 1,000)	32	25
Median commute time (in minutes)	26.4	23.0
% population with commute 45 mins. or longer	18.6%	15.8%
% population walk or bike to work	1.5%	3.0%

Leisure and culture

	City stats	Best places avg.
Movie theaters (within 15 miles)	83	51
Restaurants (within 15 miles)	5,709	4,141
Bars (within 15 miles)	305	338
Public golf courses (within 30 miles)	287	242
Libraries (within 15 miles)	70	90
Museums (accredited by AAM; within 30 miles)	8	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

	City stats	Best places avg.
Annual rainfall (inches)	37.25	36.31
% clear days in the area	37	30
High temp in July ° F	94.8°	87.8°
Low temp in Jan ° F	31.4°	22.9°

Health*

	City stats	Best places avg.
Has health plan (% of residents)	87.4%	88.2%
Body mass index (avg. for residents)	27	27
Diabetes rates (% of residents diagnosed)	6.6%	9.6%

CITY AND STATE
(or ZIP code)



Feedback on the Best Places to Live list?

E-mail the editors



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Additional data and consulting services provided by Bert Sperling's bestplaces.net.



Homes for sale provided by Trulia Real Estate Search.

Hypertension rates (% of residents diagnosed)	21.9%	27.3%
--	-------	-------

Meet the neighbors	City stats	Best places avg.
Median age	30.0	36.0
Completed at least some college (% of residents)	70.4%	73.6%
Married	54.8%	57.5%
Divorced	10.6%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	98.4	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$7,574	\$8,012

From the August 2008 issue

Notes:

* County data

** State data

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96. Grand Prairie, TX



PHOTO: ERIC JOHNSON

July in Grand Prairie

WINNER

Top 100 rank: 96

Population: 153,800

[Compare Grand Prairie to Top 10 Best Places](#)

Conveniently located between Dallas and Fort Worth and close to D/FW International Airport, Grand Prairie is home to the Southwest Industrial District, where many companies have established distribution and manufacturing centers.

Families enjoy safe and affordable neighborhoods, fishing and boating in Joe Pool Lake, and watching Class-1 horse racing at Lone Star Park.

Residents will soon welcome an outlet mall anchored by Saks Fifth Avenue Off 5th and Neiman Marcus Last Call.

Financial

	City stats	Best places avg.
Median family income	\$64,040	\$68,040

POWERED BY

 Map data ©2009 Google - [Terms of Use](#)

(per year)		
Family purchasing power (annual, cost-of-living adjusted)	\$81,903	\$84,802
Sales tax	8.25%	6.60%
State income tax rate (highest bracket)	N.A.	5.22%
State income tax rate (lowest bracket)	N.A.	2.42%
Auto insurance premiums (Average price quotes, for the state)	\$1,710	\$1,854
Job growth % (2000-2007)	15.45%	18.60%

Housing	City stats	Best places avg.
Median home price	\$154,077	\$293,712
Average property taxes (2007)	\$3,353	\$4,072
See Grand Prairie homes for sale		
See million-dollar homes		

Education	City stats	Best places avg.
Colleges, universities and professional schools (within 30 miles)	29	40
Junior colleges and technical institutes (within 30 miles)	23	20
Test scores reading (% above/below state average)	-0.3%	17.3%
Test scores math (% above/below average)	2.5%	16.6%
% students attending public/private schools (located within town limits)	95.8/3.1	89.5/10.5

Quality of life	City stats	Best places avg.
Air quality index* (% of days AQI ranked as good)	76.2%	76.0%
Personal crime incidents (per 1,000)	3	2
Property crime incidents (per 1,000)	48	25

Click map to enlarge

Show: Homes for sale | Million-dollar homes |
Top companies | Colleges | Hospitals |
Museums | Wineries | Gardens | Ski resorts

See Grand Prairie in...

...What Readers Say

They speak out on Grand Prairie and other places ...

Nearby...

PLACES
COMPANIES
HOMES

See city stats Compare

Arlington, TX	<input type="checkbox"/>
Duncanville, TX	<input type="checkbox"/>
Irving, TX	<input type="checkbox"/>
Cedar Hill, TX	<input type="checkbox"/>
Eules, TX	<input type="checkbox"/>
Mansfield, TX	<input type="checkbox"/>
Bedford, TX	<input type="checkbox"/>

[Compare](#)

Exxon Mobil	2
ConocoPhillips	5

[See the rest](#)

Methodist Hospital Sys.	10
Whole Foods	16

[See the rest](#)

PRICE RANGE

Any to Any

TYPE

Any type

BEDROOMS BATHS SQ. FT.

Any Any Any

Median commute time (in minutes)	24.8	23.0
% population with commute 45 mins. or longer	17.3%	15.8%
% population walk or bike to work	1.9%	3.0%

Leisure and culture

	City stats	Best places avg.
Movie theaters (within 15 miles)	100	51
Restaurants (within 15 miles)	6,838	4,141
Bars (within 15 miles)	572	338
Public golf courses (within 30 miles)	305	242
Libraries (within 15 miles)	100	90
Museums (accredited by AAM; within 30 miles)	8	11
Ski resorts (within 100 miles)	N.A.	13
Arts funding (Dollars per person of state funds spent on arts)	0.2	1.5

Weather

	City stats	Best places avg.
Annual rainfall (inches)	37.27	36.31
% clear days in the area	37	30
High temp in July ° F	95.8°	87.8°
Low temp in Jan ° F	35.2°	22.9°

Health*

	City stats	Best places avg.
Has health plan (% of residents)	81.8%	88.2%
Body mass index (avg. for residents)	28	27
Diabetes rates (% of residents diagnosed)	14.6%	9.6%
Unemployment rates	22.7%	27.2%

CITY AND STATE
(or ZIP code)



Feedback on the Best Places to
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Additional data and consulting services provided
by Bert Sperling's bestplaces.net.



Homes for sale provided by Trulia Real Estate
Search.

(% of residents diagnosed)

Meet the neighbors	City stats	Best places avg.
Median age	31.6	36.0
Completed at least some college (% of residents)	49.6%	73.6%
Married	53.7%	57.5%
Divorced	10.9%	8.3%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	180.7	104.0
Amount spent on vacations (domestic and foreign, household avg. per year)	\$7,274	\$8,012

From the August 2008 issue

Notes:

* County data

** State data

25 top-earning towns

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10. University Park, TX



COURTESY: SOUTHERN METHODIST UNIVERSITY

Population: 24,182

Median family income: \$170,150

Median home price: \$997,500

How did the home of Southern Methodist University make the list? Maybe the graduates of its top-rated Cox School of Business liked it so much they decided to stay.

University Park started as a group of houses surrounding SMU almost 100 years ago. Since then it's been swallowed up by Dallas' urban sprawl, but the area still likes to maintain its identity.

[See complete data and interactive map for University Park](#)

25 top-earning towns

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12. Southlake, TX



PHOTO: REE PHOTOS

Population: 25,748

Median family income: \$166,878

Median home price: \$542,640

Come see the Friday night lights in Southlake. Football is not a sport in Texas - it's a religion. And you'd be hard-pressed to find a more devoted following than the parents, families and friends who root for the Southlake Carroll Dragons - one of the best high school teams in the nation.

Their season starts in September, but season tickets go on sale in May, and you better bring a sleeping bag, because the faithful camp out in front of the ticket office the night before.

[See complete data and interactive map for Southlake](#)

States

Top 100

Rank	City	Population
20	Allen	73,200
15	Carrollton	121,600
57	Denton	109,500
34	Euless	52,000
38	Frisco	80,400
67	Garland	217,900
96	Grand Prairie	153,800
69	Lewisville	94,500
14	McKinney	107,500
56	Missouri City	73,600
18	Richardson	99,800
7	Round Rock	92,300
64	Sugar Land	79,900

Other cities

Rank	City	Population
	Abilene	114,700
	Alvin	22,400
	Amarillo	185,500
	Arlington	367,100
	Atascocita	48,500
	Austin	709,800
	Baytown	68,700
	Beaumont	109,800
	Bedford	48,700

Benbrook	22,300
Brownsville	172,400
Brushy Creek	26,100
Bryan	67,200
Burleson	31,600
Canyon Lake	21,300
Cedar Hill	42,900
Cedar Park	52,000
Channelview	33,900
Cleburne	29,600
College Station	74,100
Colleyville	23,200
Conroe	49,700
Coppell	39,100
Copperas Cove	29,700
Corinth	19,500
Corpus Christi	285,200
Dallas	1,232,900
Deer Park	29,700
Denison	23,900
DeSoto	45,900
Duncanville	35,500
Edinburg	66,600
El Paso	609,400
Farmers Branch	26,500
Flower Mound	65,800
Fort Worth	653,300

Friendswood	33,400
Georgetown	42,400
Grapevine	48,500
Greenville	25,800
Haltom City	39,900
Harker Heights	22,800
Harlingen	64,200
Houston	2,144,400
Huntsville	37,500
Hurst	38,100
Irving	196,000
Keller	36,900
Killeen	102,000
Kyle	20,600
La Porte	33,800
Lake Jackson	27,600
Lancaster	33,700
Laredo	215,400
League City	65,300
Leander	20,400
Little Elm	21,200
Longview	76,500
Lubbock	212,100
Lufkin	33,800
Mansfield	41,500
McAllen	126,400
Mesquite	131,400

Midland	102,000
Mission	63,200
Mission Bend	37,500
New Braunfels	49,900
New Territory	19,500
North Richland Hills	62,300
Odessa	95,100
Pasadena	144,700
Pearland	68,300
Pflugerville	29,700
Pharr	61,300
Plano	255,000
Port Arthur	55,700
Rockwall	32,200
Rowlett	54,800
San Angelo	88,300
San Antonio	1,296,600
San Marcos	47,100
Schertz	28,200
Sherman	37,600
Southlake	25,700
Spring	43,500
Stafford	19,800
Temple	54,900
Texas City	45,000
The Colony	40,200
The Woodlands	69,500

Tyler	94,100
University Park	24,100
Victoria	62,100
Waco	121,400
Watauga	23,600
Waxahachie	26,700
Weatherford	24,600
Wylie	32,600

From the August 2008 issue

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2009

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- [Quality of Life](#)

6-figure towns

Here are cities from the Best Places database with some of the highest median family incomes.

Rank	City	2008 median family income
1	Holmdel, NJ	\$159,633
2	Southborough, MA	\$148,297
3	North Potomac, MD	\$147,594
4	Redding, CT	\$141,609
5	Western Springs, IL	\$139,758
6	Hockessin, DE	\$137,998
7	Hermosa Beach, CA	\$137,941
8	Lone Tree, CO	\$137,310
9	Sammamish, WA	\$137,137
10	Birmingham, MI	\$135,426
11	Chantilly, VA	\$132,603
12	Greenburgh, NY	\$131,619
13	Franklin Park, PA	\$123,139
14	Chanhassen, MN	\$122,609
15	Plano, TX	\$121,988
16	Johnston, IA	\$120,776
17	Lake Oswego, OR	\$119,630
18	Morrisville, NC	\$118,545

19	Alpharetta, GA	\$117,002
20	Montgomery, OH	\$116,871
21	Ponte Vedra, FL	\$116,399
22	Whitefish Bay, WI	\$116,148
23	Hanover, NH	\$110,684
24	Kailua, HI	\$107,251
25	Granger, IN	\$106,171
26	Overland Park, KS	\$105,363
27	Holladay, UT	\$101,059
28	Edgewood, KY	\$100,972

From the August 2009 issue

Source: Census data, Onboard Informatics projection/aggregation

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2009

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- [Quality of Life](#)

Affordable homes

Residents who buy real estate in these towns from the Best Places database see their incomes go the furthest.

Rank	City	Median home sale price 2008
1	Duncanville, TX	\$99,648
2	New Haven, IN	\$89,152
3	Oak Ridge, TN	\$102,950
4	Holland, MI	\$94,018
5	Sterling Heights, MI	\$137,850
6	Deer Park, TX	\$138,135
7	Brownsburg, IN	\$131,000
8	Findlay, OH	\$100,000
9	Lake Jackson, TX	\$143,125
10	Noblesville, IN	\$150,000
11	Little Chute, WI	\$118,000
12	Kentwood, MI	\$117,000
13	Arlington, TX	\$122,549
14	Papillion, NE	\$155,500
15	Fremont, NE	\$95,000
16	Davenport, IA	\$99,312
17	Jenison, MI	\$128,250
18	La Vergne, TN	\$120,000

19	Derby, KS	\$143,871
20	Wooster, OH	\$104,500
21	Norwalk, OH	\$95,500
22	Fond du Lac, WI	\$110,000
23	New Baltimore, MI	\$160,000
24	Plainfield, IN	\$126,000
25	Merrillville, IN	\$122,309

From the August 2009 issue

Source: Onboard Informatics, actual sales collected from county and municipal assessors' offices. Only includes sales within town boundaries. Only towns where there were more than 100 home sales in 2008, and that were experiencing job and population growth, were considered. No more than 5 places within a state, and no more than 1 place within a county could qualify.



<http://money.cnn.com/magazines/moneymag/bplive/2009/top25s/financial/>

BEST PLACES TO LIVE

Money's list of America's best small towns

2009 ▼

6-figure towns (2009)

Holmdel, N.J., residents pull in more than \$159,000 a year. Which other places in our Best Places database have high incomes?

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15. Plano, TX



COURTESY: PLANO CONVENTION AND VISITORS BUREAU

Population: 260,796

Median family income (per year): \$121,988

Median home price: \$201,842

This Dallas suburb is home to classic estates, Fortune 500 companies and a bucolic downtown, where brick streets wind along historic landmarks and upscale boutiques.

Plano has received a number of awards for safety and cleanliness, and residents have the highest median income of cities with a 250,000 population. Commuters and other city-slickers can hop on Dallas Area Rapid Transit for an easy, short ride to the metro area.



From the August **2008** issue

States

Texas ▼

Top 100

Rank	City	Population
20	Allen	73,200
15	Carrollton	121,600
57	Denton	109,500
34	Eules	52,000
38	Frisco	80,400
67	Garland	217,900
96	Grand Prairie	153,800
69	Lewisville	94,500
14	McKinney	107,500
56	Missouri City	73,600
18	Richardson	99,800
7	Round Rock	92,300
64	Sugar Land	79,900

Other cities: Sorted

Alphabetically

Rank	City	Population
	Abilene	114,700
	Alvin	22,400
	Amarillo	185,500
	Arlington	367,100
	Atascocita	48,500
	Austin	709,800
	Baytown	68,700
	Beaumont	109,800
	Bedford	48,700
	Benbrook	22,300

Brownsville	172,400
Brushy Creek	26,100
Bryan	67,200
Burleson	31,600
Canyon Lake	21,300
Cedar Hill	42,900
Cedar Park	52,000
Channelview	33,900
Cleburne	29,600
College Station	74,100
Colleyville	23,200
Conroe	49,700
Coppell	39,100
Copperas Cove	29,700
Corinth	19,500
Corpus Christi	285,200
Dallas	1,232,900
Deer Park	29,700
Denison	23,900
DeSoto	45,900
Duncanville	35,500
Edinburg	66,600
El Paso	609,400
Farmers Branch	26,500
Flower Mound	65,800
Fort Worth	653,300
Friendswood	33,400
Georgetown	42,400
Grapevine	48,500
Greenville	25,800
Haltom City	39,900
Harker Heights	22,800
Harlingen	64,200
Houston	2,144,400
Huntsville	37,500
Hurst	38,100

Irving	196,000
Keller	36,900
Killeen	102,000
Kyle	20,600
La Porte	33,800
Lake Jackson	27,600
Lancaster	33,700
Laredo	215,400
League City	65,300
Leander	20,400
Little Elm	21,200
Longview	76,500
Lubbock	212,100
Lufkin	33,800
Mansfield	41,500
McAllen	126,400
Mesquite	131,400
Midland	102,000
Mission	63,200
Mission Bend	37,500
New Braunfels	49,900
New Territory	19,500
North Richland Hills	62,300
Odessa	95,100
Pasadena	144,700
Pearland	68,300
Pflugerville	29,700
Pharr	61,300
Plano	255,000
Port Arthur	55,700
Rockwall	32,200
Rowlett	54,800
San Angelo	88,300
San Antonio	1,296,600
San Marcos	47,100
Schertz	28,200
Sherman	37,600
Southlake	25,700
Spring	43,500

Stafford	19,800
Temple	54,900
Texas City	45,000
The Colony	40,200
The Woodlands	69,500
Tyler	94,100
University Park	24,100
Victoria	62,100
Waco	121,400
Watauga	23,600
Waxahachie	26,700
Weatherford	24,600
Wylie	32,600



From the August **2008** issue

States: TEXAS

Sorted by
Population

Top 100 in Nation

Rank	City	Population
	Houston	2,144,400
	San Antonio	1,296,600
	Dallas	1,232,900
	Austin	709,800
	Fort Worth	653,300
	El Paso	609,400
	Arlington	367,100
	Corpus Christi	285,200
	Plano	255,000
67	Garland	217,900
	Laredo	215,400
	Lubbock	212,100
	Irving	196,000
	Amarillo	185,500
	Brownsville	172,400
96	Grand Prairie	153,800
	Pasadena	144,700
	Mesquite	131,400
	McAllen	126,400
15	Carrollton	121,600
	Waco	121,400
	Abilene	114,700
	Beaumont	109,800
57	Denton	109,500
14	McKinney	107,500
	Killeen	102,000
	Midland	102,000
18	Richardson	99,800

	Odessa	95,100
69	Lewisville	94,500
	Tyler	94,100
7	Round Rock	92,300
	San Angelo	88,300
38	Frisco	80,400
64	Sugar Land	79,900
	Longview	76,500
	College Station	74,100
56	Missouri City	73,600
20	Allen	73,200
	The Woodlands	69,500
	Baytown	68,700
	Pearland	68,300
	Bryan	67,200
	Edinburg	66,600
	Flower Mound	65,800
	League City	65,300
	Harlingen	64,200
	Mission	63,200
	North Richland Hills	62,300
	Victoria	62,100
	Pharr	61,300
	Port Arthur	55,700
	Temple	54,900
	Rowlett	54,800
34	Euless	52,000
	Cedar Park	52,000
	New Braunfels	49,900
	Conroe	49,700
	Bedford	48,700
	Atascocita	48,500
	Grapevine	48,500
	San Marcos	47,100
	DeSoto	45,900
	Texas City	45,000
	Spring	43,500
	Cedar Hill	42,900
	Georgetown	42,400
	Mansfield	41,500

The Colony	40,200
Haltom City	39,900
Coppell	39,100
Hurst	38,100
Sherman	37,600
Huntsville	37,500
Mission Bend	37,500
Keller	36,900
Duncanville	35,500
Channelview	33,900
La Porte	33,800
Lufkin	33,800
Lancaster	33,700
Friendswood	33,400
Wylie	32,600
Rockwall	32,200
Burleson	31,600
Copperas Cove	29,700
Deer Park	29,700
Pflugerville	29,700
Cleburne	29,600
Schertz	28,200
Lake Jackson	27,600
Waxahachie	26,700
Farmers Branch	26,500
Brushy Creek	26,100
Greenville	25,800
Southlake	25,700
Weatherford	24,600
University Park	24,100
Denison	23,900
Watauga	23,600
Colleyville	23,200
Harker Heights	22,800
Alvin	22,400
Benbrook	22,300
Canyon Lake	21,300
Little Elm	21,200
Kyle	20,600
Leander	20,400

Stafford	19,800
Corinth	19,500
New Territory	19,500

