

Welcome To
CHANDLER
a community guide



WHAT TO DO WHERE TO LIVE SCHOOLS NEIGHBORHOODS DINING

Casey Walag



TABLE OF *contents*

3	WHY CHANDLER?
4	CHANDLER AT A GLANCE
5	CHANDLER NEIGHBORHOODS
10	FAVORITE PLACES
12	CHANDLER EVENTS
13	ABOUT CASEY
14	MEET THE TEAM

why CHANDLER

Chandler, Arizona, is one of the East Valley's most sought-after communities, blending small-town charm with big-city conveniences. Known for its beautiful neighborhoods, thriving tech sector, and easy access to Phoenix and Sky Harbor International Airport, Chandler has become a destination for families, professionals, and retirees alike. The city boasts award-winning parks, a vibrant downtown, and a calendar packed with events like the Ostrich Festival and holiday celebrations that bring the community together year after year.

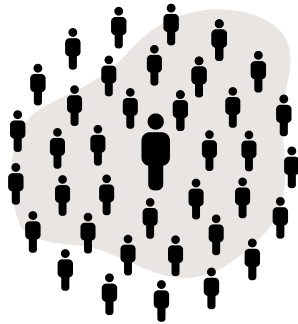
Families are especially drawn to Chandler thanks to its excellent schools and family-friendly atmosphere. The Chandler Unified School District consistently ranks among the top in the state, while charter options like BASIS Chandler and Great Hearts provide additional choices for parents. With safe neighborhoods, community pools, youth sports programs, and playgrounds at nearly every corner, it's easy to see why families feel right at home here. From splash pads in the summer to community libraries and art programs, Chandler offers something for every stage of childhood.

Beyond academics and activities, Chandler is about lifestyle.

Residents enjoy miles of walking and biking trails, neighborhood lakes in places like Ocotillo and Fulton Ranch, and easy access to shopping, dining, and entertainment. Families can spend weekends at Veterans Oasis Park exploring nature trails, at Mesquite Groves Aquatic Center cooling off, or at Downtown Chandler enjoying dinner and live music. With its welcoming community spirit, focus on family living, and endless amenities, Chandler truly embodies the best of Arizona living.

Chandler AT A GLANCE

POPULATION



276,000

POPULATION BY AGE

Children 0-9: 12%
Children/Teens 10-19: 14%
Adults 20-29: 14%
Adults 30-39: 13%
Adults 40-49: 15%
Adults 50-59: 13%
Adults 60-69: 10%
Adults 70-79: 6%
Adults 80+: 3%

MEDIAN INCOME



\$110k

MEDIAN HOME PRICE



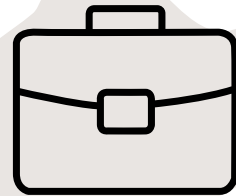
\$537,100

POPULATION BY RACE

White: 52%
Hispanic or Latino: 27%
Asian: 11%
Black or African American: 3%
Other: 6%

EMPLOYMENT

The local unemployment rate is 3.5%



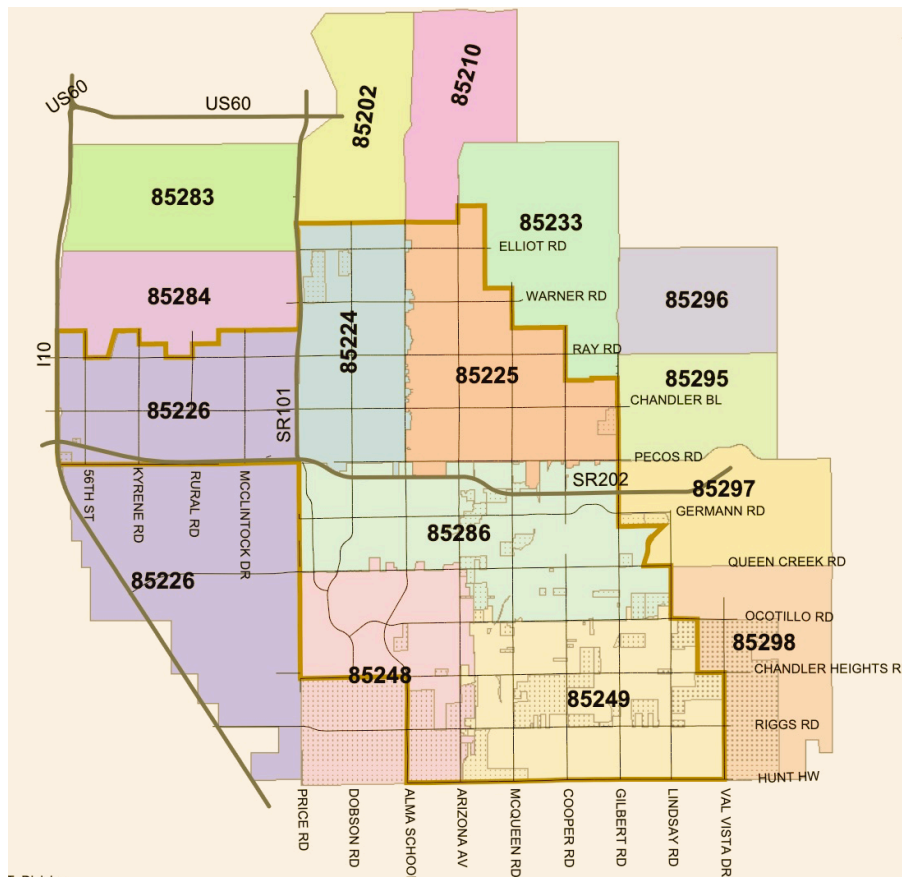
NUMBER OF
BUSINESS THAT ARE
HEADQUARTERED
OR HAVE A LARGE
REGIONAL
PRESENCE HERE:

11

Chandler NEIGHBORHOODS

Chandler offers a diverse mix of neighborhoods, each with its own character and lifestyle. From master-planned communities with lakes, parks, and walking trails to historic districts with tree-lined streets and charming homes, there's something for everyone. Families are drawn to the highly rated Chandler Unified School District and family-friendly amenities, while professionals appreciate the proximity to major employers, shopping, and dining. Many neighborhoods are designed around community living, with neighborhood pools, playgrounds, and HOA events that foster a true sense of connection.

Whether you're looking for luxury living, a golf course retreat, or a quiet suburban setting, Chandler has options to fit every stage of life. Areas like Ocotillo and Fulton Ranch are known for their upscale homes and waterfront views, while South Chandler offers newer builds and expanding family communities. Downtown Chandler blends historic charm with modern growth, creating a vibrant urban pocket in the heart of the city. With its wide variety of housing, safe streets, and strong community feel, Chandler neighborhoods continue to be some of the most desirable in the East Valley.





CIRCLE G RANCHES

Circle G Ranches is a highly sought-after luxury enclave in Chandler, offering spacious custom estates on oversized lots with a true sense of privacy and exclusivity. Known for its tree-lined streets, horse privileges in some areas, and beautifully landscaped properties, Circle G blends a rural charm with upscale living. Many homes feature expansive yards, resort-style pools, and custom architecture, making it a top choice for those seeking elegance and a true estate lifestyle. With its close proximity to top schools, shopping, dining, and freeway access, Circle G Ranches provides a serene neighborhood feel while keeping residents connected to all that Chandler has to offer.



of HOMES

196



SCHOOLS

Jane . Hull Elementary
Santan Jr. High
Basha High School



MEDIAN SALE PRICE

\$1.14M

Source: Redfin 2025 Data





FULTON RANCH

Fulton Ranch is one of Chandler's premier master-planned communities, known for its scenic lakes, lush greenbelts, and family-friendly atmosphere. Featuring a mix of luxury estates, townhomes, and single-family homes, the neighborhood is designed with lifestyle in mind—offering walking and biking paths, neighborhood parks, and easy access to top-rated schools. Its convenient location near shopping at Fulton Ranch Towne Center, dining, and major employers makes it a favorite for both families and professionals. With its combination of natural beauty, community amenities, and upscale living, Fulton Ranch continues to be one of Chandler's most desirable neighborhoods.



of HOMES

995



SCHOOLS

Ira A. Fulton Elementary
Bogle Jr. High
Hamilton High School



MEDIAN SALE PRICE

\$767,500

Source: Redfin 2025 Data





OCOTILLO LAKES

Ocotillo Lakes is one of Chandler's most desirable communities, known for its scenic man-made lakes, lush landscaping, and upscale homes that offer a true resort-style feel. Many properties feature waterfront backyards perfect for fishing, kayaking, or simply enjoying the view, while residents also benefit from nearby amenities like the Ocotillo Golf Club, top-rated Chandler schools, and the shops and dining in Downtown Ocotillo. Its location provides easy freeway access for commuters while still offering a peaceful retreat from city life. With its combination of waterfront living, community amenities, and prime Chandler location, Ocotillo Lakes is a top choice for those seeking both luxury and lifestyle..



of HOMES

236



SCHOOLS

Jacobson or Basha Elementary School
Bogle Jr. High
Basha High School



MEDIAN SALE PRICE

\$700,500

Source: Neighborhoods.com



NEW CONSTRUCTION



Symmetry at Magnolia (Shea Homes)

Symmetry at Magnolia is a gated community in Chandler featuring contemporary single-family homes with open-concept designs, flexible living spaces, and modern finishes. Residents enjoy nearby parks, shopping, and dining, along with easy freeway access for commuting.



Viviendo (K. Hovnanian Homes)

Viviendo is a boutique gated neighborhood offering one- and two-story floorplans up to 3,363 sq. ft., with options like Extra Suites for multigenerational living. The community includes family-friendly amenities such as a dog park, playground, green space, and ramada.



Earnhardt Ranch (Blandford Homes)

Earnhardt Ranch is a new luxury enclave in Chandler with spacious lots designed for custom and semi-custom homes. The community blends upscale desert living with proximity to top-rated schools, shopping, and outdoor recreation.



SYMMETRY AT MAGNOLIA

Starts around \$1.26M
3,103 - 4,002 sq ft
93 Homesites



VIVIENDO

Starts in low \$700s
2,147 - 3,363 sq ft
100 Homesites



EARNHARDT RANCH

Starts in low \$800s
2,279 - 4,360 sq ft
76 Homesites

Favorite PLACES TO:

EAT



George & Gather

Breakfast/Brunch

- Brunch Snob
- Hash Kitchen
- George & Gather
- Maple House
- Over Easy



The Hidden House

Lunch

- The Hidden House
- George & Gather
- SanTan Brewery
- The Parlay Kitchen + Cocktails
- The Sicilian Butcher



Elliott's Steakhouse

Dinner

- Elliott's Steakhouse
- Sea & Smoke
- Stone & Vine
- The Mexicano
- The Brickyard Downtown

Favorite PLACES TO:

PLAY

Parks

- Tumbleweed Park
- Desert Breeze Park
- Chuprosa Park

Walking Trails

- Veteran's Oasis Park
- Paseo Trail Canal Path
- Paseo Vista Recreation Area

Pools/Splash Pads

- Mesquite Groves Aquatic Center
- Hamilton Aquatic Center
- Desert Breeze Park Splash Pad

Indoor Family Fun

- Round 1 Entertainment
- Scheels
- Big Air



Tumbleweed Park



Veterans Oasis Park



Mesquite Groves



Scheels

ChandlerEVENTS

Chandler is a city that knows how to celebrate. Each year, residents and visitors come together for a lineup of signature events that showcase the community's unique culture, history, and family-friendly atmosphere.

Perhaps Chandler's most famous annual celebration is the **Ostrich Festival**, a one-of-a-kind event that pays tribute to the city's agricultural history. Featuring live concerts, carnival rides, cultural performances, and of course, the popular ostrich races, the festival has become a must-attend for families across the East Valley.

One of the most iconic traditions is the **Tumbleweed Tree Lighting & Parade of Lights**, held each December in Downtown Chandler. What makes this holiday event truly special is the tree itself—crafted from hundreds of tumbleweeds, painted white, and strung with thousands of lights. Families gather to enjoy live music, food vendors, and kids' activities before the ceremonial lighting kicks off the holiday season in Chandler.

Another local favorite is **The Great American BBQ & Beer Festival**, where the best pitmasters from across the region serve up smoky, savory favorites alongside a wide selection of craft beers. With live entertainment, lawn games, and a relaxed festival vibe, it's the perfect springtime event for foodies and music lovers alike.

These events, along with seasonal art walks, farmers markets, and cultural festivals, highlight Chandler's strong sense of community and its ability to mix tradition with modern-day fun. Whether you're new to the area or a long-time resident, there's always something exciting on the calendar.





I AM CASEY WALAG

YOUR LOCAL REAL ESTATE EXPERT AND LEADER OF
THE BUY OR SELL AZ HOMES GROUP

I started the *Buy Or Sell AZ Homes Group* to help provide the highest level of real estate services to more people in the Valley. My passion for real estate goes beyond transactions; it's about helping people build their lives and futures here in communities like Chandler. Whether you're buying your first home, moving up, or investing, my goal is to make the process seamless, rewarding, and tailored to your needs.

Having lived in Arizona for over 20 years, I know firsthand what makes this area so special. As a full-time real estate professional, I've successfully guided clients through both the highs and lows of the market. Today, as a Multi-Million Dollar Top Producing Agent at SERHANT., I bring the strength of one of the most innovative and most-followed real estate brands in the world, paired with my deep local knowledge of Chandler. That combination allows me to connect my clients with the best opportunities—whether it's finding the perfect home or ensuring their property reaches the right buyers.

I love sharing not only what's on the market, but also the lifestyle, hidden gems, and unique character that make Chandler such a great place to call home. Be sure to follow me on social media for market updates, community spotlights, and behind-the-scenes tips—and let's connect to talk about your goals here in Arizona!

📞 480-455-7659

🌐 BUYORSELLAZHOMES

f CASEY WALAG

✉ CASEYW@SERHANT.COM

📷 @AZ.REAL.ESTATE

📺 @AZ.REAL.ESTATE

📺 @AZ.REAL.ESTATE

in CASEY WALAG

meet THE TEAM



Casey Walag

REALTOR®

Originally from Manhattan Beach, California, Casey moved to AZ to go to ASU and loved it so much she stayed. She spent over 15 years in marketing and advertising, then took her clients and experience over to the real estate industry. She has helped homebuyers and sellers navigate all different markets and focuses on netting the most money for her clients. From luxury real estate, to helping 1st time homebuyers, Casey does it all! When not selling homes, Casey is spending time with her 2 daughters and husband biking, exploring AZ, or traveling.



Ryan Serhant

BROKER

Ryan Serhant is a leading real estate broker and media personality with nearly \$10 billion in closed sales. He is the founder and CEO of SERHANT., a fast-growing, next-generation brokerage known for its innovative tech, in-house media, and top-tier agents. Ryan stars in Netflix's *Owning Manhattan* and Bravo's *Million Dollar Listing New York*. With over 8 million social media followers, SERHANT. is the most-followed real estate brand in the world. Ryan lives in Brooklyn with his wife and daughter.



Courtney Wise

TRANSACTION COORDINATOR

Courtney began her real estate career in high school and quickly discovered her passion for the industry. Over the years, she has gained experience in all areas of real estate, but found her true calling as a Transaction Coordinator—a role she has enjoyed for over 15 years. Courtney lives in Gilbert with her husband and their two children, and she continues to bring dedication, organization, and a personal touch to every transaction she supports.



Morgan Seller

REAL ESTATE TEAM COORDINATOR

Morgan is a proud University of Florida graduate with over 14 years of experience in sales and nonprofit leadership. She brings a strong background in relationship building, client service, and communication to the SERHANT. team, with a passion for delivering personalized experiences and exceeding client expectations. Morgan lives in Chandler, Arizona with her husband, their two daughters, and their Rhodesian Ridgeback. Outside of work, she enjoys camping, hiking, and exploring the outdoors with her family.



Nastassja Olson

REAL ESTATE STAGING PROFESSIONAL

Nastassja is originally from Frankfurt, Germany and moved to the United States in 1995. As the owner of Cozy Corners, a boutique Home Staging Company based out of Tempe, AZ, she and her team pride themselves for providing a unique experience for their clients both in terms of customer service and transformative staging that helps sell properties faster and for more money. You'll never find a copy and paste approach with us.

READY TO GET *started?*

I'm so glad you're exploring Chandler, Arizona, and I hope this guide gave you a true feel for what makes this community special.

I find luxury homes in all price points and all over the Valley, so no matter your lifestyle or budget, I can help you find the perfect fit.

Whether you're just starting your search or ready to make a move, I'd love to be a resource for you every step of the way.

Casey Walag

REAL ESTATE AGENT

Call or Text: 480-455-7659

Email: caseyw@serhant.com

SERHANT.



BUY OR SELL AZ HOMES GROUP