

Welcome To
GILBERT
a community guide



WHAT TO DO WHERE TO LIVE SCHOOLS NEIGHBORHOODS DINING

Casey Walag



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why GILBERT

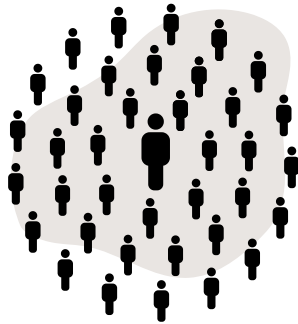
Gilbert, Arizona, is one of the East Valley's most desirable communities, offering a perfect blend of suburban comfort and modern amenities. Once known as the "Hay Shipping Capital of the World," Gilbert has grown into a thriving town that still preserves its charming, family-oriented feel. With beautiful master-planned neighborhoods, a strong local economy, and convenient access to both Phoenix and Phoenix-Mesa Gateway Airport, Gilbert has become a top choice for families, professionals, and retirees alike. Its vibrant Heritage District, award-winning restaurants, and year-round community events—from food truck festivals to holiday celebrations—make Gilbert a place where neighbors truly come together.

Families are especially drawn to Gilbert for its highly rated schools and safe, welcoming neighborhoods. The Gilbert Public Schools and Higley Unified School Districts consistently perform well, while charter options like BASIS and Great Hearts provide additional opportunities for parents seeking academic excellence. With community pools, youth sports leagues, splash pads, and playgrounds woven throughout nearly every neighborhood, Gilbert makes raising a family feel effortless. Add in family-friendly favorites like the Riparian Preserve at Water Ranch, the Southeast Regional Library, and a full calendar of kid-friendly activities, and it's easy to see why Gilbert is such a magnet for young families.

Life in Gilbert goes far beyond education—it's about lifestyle. Residents enjoy miles of walking and biking trails, stunning desert preserves, and neighborhood lakes in communities like Val Vista Lakes and Morrison Ranch. Weekends often mean paddleboarding at the Gilbert Regional Park lake, strolling the local farmers' market, or enjoying live music and dining in the Heritage District. With its strong sense of community, balance of small-town warmth and modern growth, and endless amenities, Gilbert continues to embody the best of East Valley living.

Gilbert AT A GLANCE

POPULATION



289,000

POPULATION BY AGE

Children 0-9: 14%
Children/Teens 10-19: 17%
Adults 20-29: 11%
Adults 30-39: 15%
Adults 40-49: 15%
Adults 50-59: 13%
Adults 60-69: 8%
Adults 70-79: 5%
Adults 80+: 2%

MEDIAN INCOME

\$122k



MEDIAN HOME PRICE



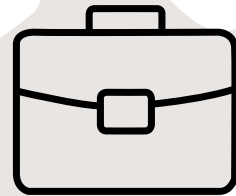
\$614,200

POPULATION BY RACE

White: 61%
Hispanic or Latino: 19%
Asian: 8%
Black or African American: 3%
Other: 9%

EMPLOYMENT

The local unemployment rate is 3.5%



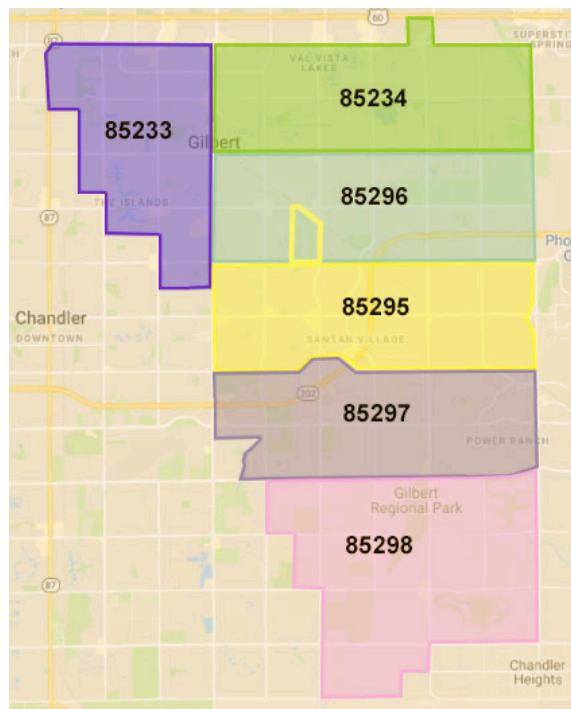
NUMBER OF
BUSINESS THAT ARE
HEADQUARTERED
OR HAVE A LARGE
REGIONAL
PRESENCE HERE:

12

Gilbert NEIGHBORHOODS

Gilbert is known for its welcoming neighborhoods that combine modern design with small-town character. From master-planned communities filled with greenbelts, lakes, and playgrounds to established enclaves with tree-lined streets and ranch-style homes, Gilbert offers a setting for every lifestyle. Families love the abundance of parks, splash pads, and youth programs, while top-rated schools and charter options give parents peace of mind. Professionals enjoy Gilbert's central location with quick access to the Loop 202 and US-60, making commuting simple while still staying close to the community's dining, shopping, and entertainment hubs.

What sets Gilbert apart is its balance of charm and innovation. Communities like Agritopia and Morrison Ranch are celebrated for their unique blend of design and neighborly spirit, while Seville offers golf course living with a resort-style club at its center. Val Vista Lakes brings waterfront views and established charm, and South Gilbert continues to expand with new builds and family-friendly neighborhoods. The Heritage District anchors the town with a lively mix of restaurants, shops, and entertainment, reflecting Gilbert's growth while honoring its roots. With safe neighborhoods, a vibrant community spirit, and housing options to fit every stage of life, Gilbert remains one of the most desirable places to call home in the East Valley.





MORRISON RANCH

Morrison Ranch in Gilbert, AZ, is one of the East Valley's most picturesque master-planned communities, known for its white picket fences, tree-lined streets, and charming farmhouse-inspired design. Spanning across several neighborhoods, Morrison Ranch offers a mix of single-family homes, townhomes, and luxury properties, all centered around community parks, playgrounds, and walking trails. The community's signature greenbelts and lakes create a small-town feel while still being just minutes from shopping, dining, and freeway access. With top-rated schools nearby and a reputation for its friendly, neighborly atmosphere, Morrison Ranch has become a highly sought-after destination for families and professionals alike.



of HOMES

6,016



SCHOOLS

Greenfield Elementary
Greenfield Jr. High
Highland High School



MEDIAN SALE PRICE

\$825,000

Source: Redfin 2025 Data





SEVILLE

Seville is one of Gilbert's premier master-planned communities, best known for its resort-style living anchored by the Seville Golf & Country Club. Residents enjoy access to world-class amenities including an 18-hole championship golf course, pools, tennis courts, and fitness facilities, along with social events that bring neighbors together year-round. The community offers a wide range of housing, from starter homes to luxury estates, many with golf course or mountain views. With excellent schools, nearby shopping and dining, and quick freeway access, Seville combines luxury, recreation, and convenience in one of Gilbert's most desirable settings.



of HOMES

3,500



SCHOOLS

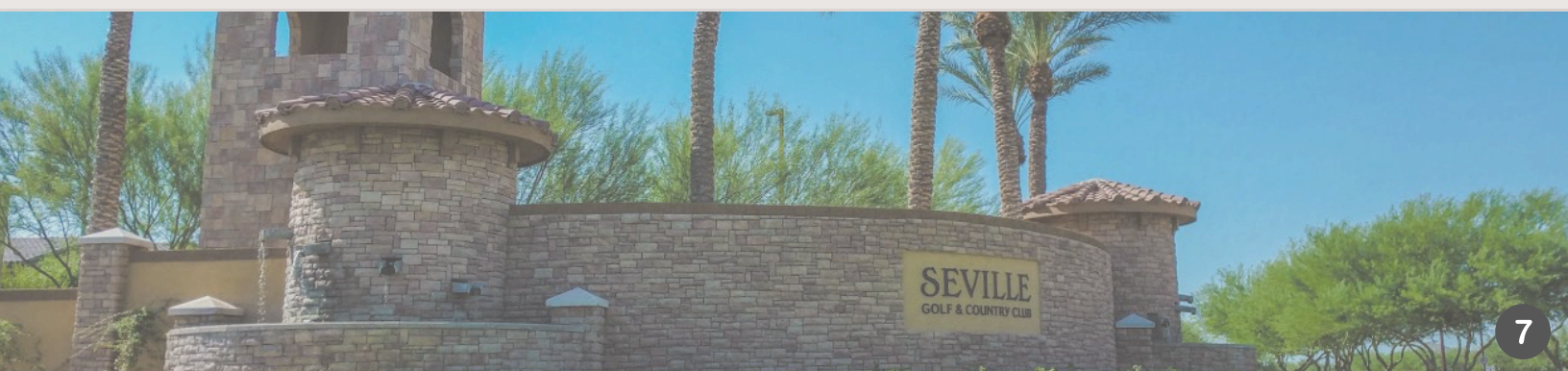
Riggs Elementary
Casteel Jr. High
Casteel High School



MEDIAN SALE PRICE

\$664,500

Source: Redfin 2025 Data





AGRITOPIA

Agritopia is a one-of-a-kind neighborhood in Gilbert that blends modern living with a nostalgic, small-town feel. Built around an urban farm, this community features charming homes with inviting front porches, tree-lined streets, and a strong emphasis on walkability. Agritopia's heart is its community garden and the famous Joe's Farm Grill, along with coffee shops and coworking spaces that encourage gathering and connection. With unique architecture, top-rated schools, and a focus on neighborly interaction, Agritopia has become one of Gilbert's most iconic and innovative communities, offering a lifestyle that's as much about community spirit as it is about location.



of HOMES

452



SCHOOLS

Higley Traditional Academy
Cooley Middle School
Williams Field High School



MEDIAN SALE PRICE

\$1.04M

Source: Redfin 2025 Data



NEW CONSTRUCTION

Stonegate Court (Toll Brothers)

Stonegate Court is an exclusive gated community featuring luxury single-family homes with sophisticated architectural details and modern floorplans. With its intimate setting, upscale finishes, and proximity to Gilbert's best shopping, dining, and schools, it's designed for those seeking a refined lifestyle in the East Valley.

Waterston Central (Tri Pointe Homes)

Waterston is a master-planned community built around scenic lakes, walking trails, and resort-style amenities, offering a perfect balance of beauty and functionality. Its thoughtfully designed homes and family-friendly atmosphere make it one of Gilbert's most desirable destinations for modern living.

Stone Crest (Camelot Homes)

Stone Crest showcases Camelot Homes' signature craftsmanship with custom-quality residences on oversized homesites. Nestled in a prime Gilbert location, the community blends privacy, luxury, and timeless design with access to top-rated schools and everyday conveniences.



Stonegate Court

Starts around \$1.38M
3,250 - 4,250 sq ft
22 Homesites



Waterston Central

Starts in high \$500s
1,836 - 4,454 sq ft
468 Homesites



Stone Crest

Starts around \$1.8M
3,094 - 5,445 sq ft
29 Homesites

Favorite PLACES TO:

EAT



Buck & Rider



Postino East



Culinary Dropout

Breakfast/Brunch

- Snooze
- Hash Kitchen
- Matt's Big Breakfast
- The Crowned Egg
- The Gilbert House

Lunch

- Joe's Farm Grill
- Liberty Market
- Postino East
- Flower Child
- North Italia

Dinner

- Buck & Rider
- Joe's Real BBQ
- Culinary Dropout
- Bourbon and Bones
- Joyride Tacos

Favorite PLACES TO:

PLAY

Parks

- Gilbert Regional Park
- Freestone Park
- Discovery District Park

Walking Trails

- Riparian Preserve
- Gilbert Regional Park
- Discovery District Park

Pools/Splash Pads

- Mesquite Groves Aquatic Center
- Gilbert Regional Park
- Williams Field Pool

Indoor Family Fun

- AZ ICE Gilbert
- Kids Empire
- Urban Air



GilbertEVENTS

Gilbert is a town that thrives on community, bringing residents and visitors together throughout the year with events that blend small-town charm and modern celebration. From food festivals to holiday traditions, Gilbert's calendar is packed with gatherings that showcase its family-friendly spirit and vibrant culture.

One of Gilbert's most anticipated traditions is **Gilbert Days**, a week-long celebration each November that honors the town's heritage. The festivities include a parade through the Heritage District, rodeo events, a carnival, and family activities that bring the entire community together. It's a lively nod to Gilbert's agricultural roots and western spirit.

During the holidays, families gather at **Riparian After Dark**, when the Riparian Preserve at Water Ranch is illuminated with thousands of twinkling lights. Walking paths glow with festive displays, creating a magical setting that has quickly become a beloved seasonal tradition.

Springtime brings the **Sound Bites Music & Food Festival** at Gilbert Regional Park, a lively event featuring nationally recognized musicians, gourmet food trucks, and local eateries. With its blend of great food, live entertainment, and the backdrop of one of Gilbert's premier parks, it has become a can't-miss celebration for both locals and visitors.

From cultural parades to holiday lights, art festivals, and music celebrations, Gilbert offers something for everyone. Whether you're strolling through a seasonal farmers market or catching live music downtown, you'll quickly see that Gilbert isn't just a place to live—it's a community that loves to gather, celebrate, and share its unique character year-round.





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 Gilbert. 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 Gilbert. 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 Gilbert 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 Gilbert, 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

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