

live like a
LOCAL

Gilbert, AZ

DM

Jana Massey
REAL ESTATE



ABOUT ME

After helping families find their perfect home in Gilbert, I've come to know this city inside and out. As a mom to three girls, I understand the importance of finding not just a house, but a community—a place where you can put down roots, feel safe, and truly enjoy life. Whether you're looking to buy or sell, my goal is to make the process smooth, stress-free, and even a little fun (yes, really!).

After living the last 10 years in Gilbert, I've fallen in love with everything this town has to offer. It's the perfect mix of family-friendly charm, modern conveniences, and that small-town feel that makes you want to stay awhile.

From Saturday mornings at the Gilbert Farmers Market to evenings at the Water Tower Plaza, there's always something to do. And don't even get me started on the food scene—Joe's Farm Grill, Culinary Dropout, Postino... if you know, you know!

If you're looking for a place where you can enjoy wide-open spaces, top-rated schools, and a true sense of community, Gilbert might just be the perfect spot for you. I'd love to help you make it home. Let's chat!



let's dive in



CELL
480.818.7554

EMAIL
danamasseyrealtor@gmail.com

INSTAGRAM
@danamassey_azrealtor

WEBSITE
danamassey.com



POWER CORE

MY FAVORITE PLACES FOR:

THE PERFECT SATURDAY MORNING

There's just something about starting the day with a killer class at Power Core Pilates, followed by a well-earned smoothie from Main Squeeze Juice Co. (because recovery is key!)



THE COFFEE SHOP AT AGRITOPIA

THE BEST CUP OF COFFEE

If you know, you know—The Coffee Shop at Agritopia is a local gem. The cozy atmosphere, amazing lattes, and let's be real... their cupcakes are dangerously good. Whether I'm grabbing a quick coffee to go or lingering a little longer to soak in the Agritopia charm, this spot never disappoints

A NIGHT OUT AT A BREWERY

If you're looking for a fun night out with great drinks, live music, and a little two-steppin', Dierks Bentley's Whiskey Row in Downtown Gilbert is the place to be. Whether it's a girls' night or just a well-earned evening out, you'll find me enjoying a whiskey cocktail and soaking up the lively atmosphere. Bonus points if there's a good country band playing!



DIERKS BENTLEY'S WHISKEY ROW

A SPECIAL EVENT

The Cottage Wedding Venue. A charming, intimate venue in the heart of Gilbert with gorgeous gardens and a cozy, rustic vibe. Perfect for weddings, showers, or any event that calls for a little extra elegance.

A handwritten signature in black ink, appearing to be 'DM' with a flourish underneath.



get to know

GILBERT

QUICK FACTS _____

- Once a small farming community, Gilbert has transformed into one of the fastest-growing towns in Arizona while still maintaining its small-town charm
- Known as the "Hay Shipping Capital of the World" in its early days, Gilbert has a rich agricultural history that still shines through in places like Agritopia.
- Locals enjoy a mix of suburban comfort and outdoor adventure, from exploring the Riparian Preserve to enjoying lively events in Downtown Gilbert.

DEMOGRAPHICS _____

- 275,346 residents (2023 census)
- Median Age: 35.6 years
- Average Commute Time: 26 mins
- Family and dog-friendly city with tons of splash pads, parks and walking trails

DESIGNATIONS _____

- Consistently ranked as one of the safest cities in America
- One of the fastest-growing municipalities in the U.S.
- Highly rated public schools, making it a top choice for families
- A hub for tech and healthcare jobs, with major employers like GoDaddy and Banner Health

DM
for.com

GILBERT FAQ

COST OF LIVING

Gilbert offers a balanced and affordable lifestyle, making it a top choice for families, young professionals, and retirees alike. While home prices are higher than the national average, they remain lower than in cities like Scottsdale or Chandler, giving you more value for your investment. Whether you're looking for a modern new-build, a cozy family home, or a luxury estate, ***Gilbert has options for every budget.*** Plus, with reasonable costs for utilities, groceries, and transportation, you can enjoy a high quality of life without breaking the bank.

TRAFFIC

Say goodbye to bumper-to-bumper traffic! Gilbert's roadways are far less congested than those of Phoenix or Tempe, with an ***average commute time of 26 minutes.*** The town is also bike-friendly, featuring scenic routes like the Heritage Trail for both commuters and recreational riders. While Gilbert doesn't have a major public transit system, nearby Valley Metro services and freeway access make getting around simple. Plus, continued infrastructure improvements are making the drive even smoother.



GILBERT FAQ

JOB MARKET

Gilbert is quickly becoming a thriving hub for job seekers, with a growing market across key industries like healthcare, education, tech, and manufacturing. Major employers such as Banner Health, Northrop Grumman, and GoDaddy provide ample career opportunities, making the city a hotspot for professionals. Whether you're launching your career or looking for a fresh start, Gilbert is a city full of possibilities.

COMMUNITY RESOURCES

Gilbert's vibrant community makes it easy to feel at home. Newcomers have plenty of opportunities to get connected as business hubs, tech incubators, and volunteer programs help residents plug into the community, while local events and festivals bring everyone together. **Whether it's through outdoor recreation, cultural events, or family-friendly activities, Gilbert welcomes you with open arms.**

Gilbert's VIBRANT COMMUNITY MAKES IT EASY
TO FEEL AT HOME.



DM
for more

GILBERT WATER TOWER



welcome to the
NEIGHBORHOOD

A BREAKDOWN OF THE MOST
SOUGHT AFTER Gilbert
NEIGHBORHOODS AND WHAT
MAKES THEM SO EASY TO
LOVE



AGRITOPIA

ZIP CODE: 85296

AVERAGE PRICE: \$700,000

SCHOOLS: DESERT RIDGE HIGH SCHOOL, HIGLEY TRADITIONAL ACADEMY

PRICE/SQFT: \$210/SQFT

AGRITOPIA IS ONE OF GILBERT'S MOST UNIQUE NEIGHBORHOODS, OFFERING A BLEND OF MODERN LIVING WITH AN AGRICULTURAL TWIST. WITH ITS URBAN FARMING INITIATIVES, BEAUTIFUL GREEN SPACES, AND PROXIMITY TO LOCALLY OWNED BUSINESSES, AGRITOPIA HAS A DISTINCT, LAID-BACK VIBE.

COMMUNITY VIBE

1

This neighborhood thrives on its tight-knit, friendly atmosphere, where neighbors often gather at the local farm-to-table restaurants or chat over coffee at Joe's Farm Grill. It's perfect for people who love to be part of something special.

FAMILY FRIENDLY

2

With plenty of green space, parks, and an emphasis on outdoor activities, Agritopia is a fantastic place for families looking to live a slower-paced, active life.

UNIQUE APPEAL

3

The combination of agriculture, sustainability, and modern living makes Agritopia stand out. It's like living on a working farm without losing the conveniences of suburban life.

LOCATION

4

While Agritopia feels like a quiet escape, it's still centrally located with easy access to the best of Gilbert. Just minutes away, you'll find great restaurants, shopping centers, and schools. Plus, it's just a short drive to the San Tan Village mall, Downtown Gilbert, and other area hotspots. The location is perfect for those who want a peaceful neighborhood but don't want to sacrifice proximity to the conveniences of suburban life.

DM
Dana M. Perry
REALTOR

AGRITOPIA FARM

MORRISON RANCH

ZIP CODE: 85296

AVERAGE PRICE: \$550,000

PUBLIC SCHOOLS: HIGLEY HIGH SCHOOL, SOSSAMAN MIDDLE SCHOOL, HIGLEY TRADITIONAL ACADEMY

PRIVATE SCHOOLS: ALA, CHANDLER PREPARATORY ACADEMY

PRICE/SQFT: \$211/SQFT

MORRISON RANCH IS A HIGHLY SOUGHT-AFTER, FAMILY-ORIENTED NEIGHBORHOOD KNOWN FOR ITS BEAUTIFUL, TRANQUIL ATMOSPHERE WHILE STILL BEING CLOSE TO ALL THE AMENITIES GILBERT HAS TO OFFER. WITH ITS LUSH GREEN SPACES, SERENE LAKES, AND PARK-LIKE SURROUNDINGS, IT'S NO WONDER WHY SO MANY FAMILIES ARE DRAWN TO THIS GEM.

COMMUNITY-FOCUSED ATMOSPHERE

1 Morrison Ranch is a family-friendly neighborhood with parks, playgrounds, and walking trails designed for kids. The strong sense of community, with events and clubs, creates a welcoming atmosphere where families can enjoy evening walks and bike rides, all while maintaining a peaceful vibe.

SCENIC LAKES AND GREEN SPACES

2 Morrison Ranch features beautiful man-made lakes, offering space for walking, jogging, and fishing. The neighborhood also boasts green spaces and tree-lined streets, perfect for outdoor enthusiasts seeking a blend of nature and suburban life.

GREAT FOR FAMILIES

3 Morrison Ranch is known for its family-friendly environment, with good schools, low crime rates, and a sense of community. The area offers a safe place for children to play outside and for families to thrive, with plenty of parks and recreational spaces.

PRIME LOCATION

4 Morrison Ranch offers a peaceful retreat with easy access to San Tan Village Mall and Downtown Gilbert, providing the perfect balance of tranquility and nearby shopping, dining, and entertainment.

CLOSE TO NATURE & OUTDOOR RECREATION

5 Nature lovers will find plenty to explore just outside their doorstep. San Tan Mountain Regional Park and Riparian Preserve are just a short drive away, offering hiking, mountain biking, and wildlife viewing opportunities. For those who enjoy outdoor activities, these natural spaces are a huge perk of living in Morrison Ranch.

FARM TO TABLE LIVING

6 Gilberts rural nature means you'll often find locally grown produce and fresh farm goods sold at nearby markets. The area embraces a farm-to-table lifestyle, with residents often enjoying fresh food directly from local farms.

CIRCLE G RANCHES

ZIP CODE: 85296

AVERAGE PRICE: \$1,000,000

PUBLIC SCHOOLS: GILBERT HIGH SCHOOL, HIGHLAND JUNIOR HIGH SCHOOL, MESQUITE ELEMENTARY

PRIVATE SCHOOLS: VALLEY CHRISTIAN HIGH SCHOOL, GILBERT CHRISTIAN SCHOOLS

PRICE/SQFT: \$300/SQFT

AN EXCLUSIVE NEIGHBORHOOD WITH SPACIOUS, CUSTOM-BUILT HOMES ON LARGE LOTS, CIRCLE G RANCHES OFFERS A SERENE, COUNTRY-LIKE ATMOSPHERE. WITH WIDE STREETS AND BEAUTIFULLY LANDSCAPED PROPERTIES, IT COMBINES LUXURY, PRIVACY, AND EASY ACCESS TO GILBERT'S AMENITIES.

LUXURY & PRIVACY

1

The neighborhood features stunning custom homes with a variety of architectural styles, from Mediterranean to traditional. Homes are designed with large backyards, pools, and outdoor living spaces perfect for entertaining. The expansive lots and well-maintained properties contribute to the neighborhood's reputation for luxury living.

EXCLUSIVE, CUSTOM HOMES

2

Circle G Ranches provides a calm, suburban feel, but it's also highly accessible to major highways, making it convenient for those who need to commute. The neighborhood is just minutes away from Downtown Gilbert, offering a balance of privacy with the convenience of nearby shopping, dining, and entertainment.

PRIME LOCATION

3

Living in Circle G Ranches offers residents easy access to outdoor activities. With nearby parks, hiking, and biking trails, residents enjoy a healthy, active lifestyle. Whether it's a morning jog or an afternoon spent at one of the nearby green spaces, Circle G provides plenty of opportunities to get outdoors.

PROXIMITY TO DOWNTOWN GILBERT

4

Manito is located just a few minutes from downtown Gilbert, offering easy access to city amenities like shopping, dining, entertainment, and cultural attractions. You get the best of both worlds: a peaceful, residential neighborhood with a quick commute to the city center.

OUTDOOR RECREATION

5

The neighborhood is lined with mature trees and green spaces, creating a serene and picturesque setting. With the combination of large lots and natural beauty, Circle G Ranches offers a tranquil, nature-filled environment while maintaining a close-knit, community atmosphere.

SCENIC ENVIRONMENT

6

Circle G Ranches is surrounded by lush, green spaces and mature trees, offering a tranquil and picturesque setting. The expansive lots and natural beauty create a peaceful, nature-filled environment while maintaining a close-knit, upscale community feel.

GREAT DINING & LOCAL SHOPS

7

Conveniently located near SanTan Village Mall and a variety of local dining options, Circle G Ranches offers residents easy access to shopping, restaurants, and entertainment. Whether running errands or enjoying a night out, everything you need is just minutes away.



where to
**START
YOUR DAY**

COFFEE SHOPS

1. THE COFFEE SHOP AT AGRITOPIA
2. BLACK ROCK COFFEE BAR
3. FOUR SILOS
4. JOLT N'BOLT COFFEE
5. LA TAZA
6. PEIXOTO COFFEE ROASTERS

BAKERIES

1. RISE UP BAKERY
2. THE GREAT GADSBY BAKERY
3. TWISTED SUGAR-AGRITOPIA
4. TOO SWEET CAKES
5. BADA BLING CUPCAKES
6. AZ CHIMNEY CAKES



THE COFFEE SHOP



PEIXOTO COFFEE



LA MADELEINE BAKERY



SNOOZE

where to grab a QUICK BITE

BREAKFAST SPOTS

1. SNOOZE AN A.M. EATERY
2. THE COFFEE SHOP AT AGRITOPIA
3. EGGSTASY
4. LIBERTY MARKET
5. THE BREAKFAST JOYNT
6. DAILY JAM



EGGSTASY

LUNCH SPOTS

1. JOE'S REAL BARBECUE
2. THE FARMHOUSE
3. POMO PIZZERIA
4. FLOWER CHILD
5. OREGANO'S
6. THE MEDITERRANEAN CAFÉ



FLOWER CHILD

must try

DINNER SPOTS

UPSCALE

1. FIREBIRDS
2. BOURBON & BONES CHOPHOUSE
3. ELLIOTT'S STEAKHOUSE
4. BRIO ITALIAN GRILLE
5. CULINARY DROPOUT
6. POSTINO

CASUAL

1. ZINBURGER
2. THE PORCH
3. JOE'S REAL BARBECUE
4. NORTH ITALIA
5. AUBERGINE KITCHEN
6. THAI LEW



NORTH ITALIA



FIREBIRDS



ZINBURGER



JOYRIDE TACO



GRIMALDIS



CALDWELL COUNTRY BBQ

must try
DINNER SPOTS

KID FRIENDLY

1. JOYRIDE TACOS
2. LIBERTY MARKET
3. GRIMALDI'S PIZZA
4. POMO PIZZERIA
5. DESERT MOON GRILL
6. RUDY'S
7. CALDWELL COUNTRY BBQ

UNIQUE

1. OHSO BREWERY
2. POSTINO
3. CULINARY DROPOUT
4. THE PERCH PUB & BREWERY
5. THE OLIVE MILL
6. TEMARI



Gilbert SWEET TREATS



SALT & STRAW

ICECREAM

1. HANDLE'S ICE CREAM
2. FROST GELATO
3. PETERSON'S ICE CREAM
4. SALT & STRAW
5. CREAM OF THE CROP ICE SHOP
6. SCOOPWELLS DOUGH BAR

NOT ICECREAM

1. TWO SWEET CAKES
2. LINDEN ORGANIC
3. BADA BLING CUPCAKES
4. CRÈME & CHOCOLATS
5. DULCE CHURRO CAFE
6. TOASTED MALLOW



HANDELS



DULCE CHURRO CAFE



SAN TAN BREWING CO



OHSO BREWERY



WHITE RABBIT

Gilbert ADULT BEVERAGES

BREWERIES

1. SANTAN BREWING COMPANY
2. THE BEER RESEARCH INSTITUTE
3. CIDER CORPS
4. O.H.S.O. BREWERY
5. GILBERT BEER COMPANY
6. THE PERCH BREWERY

COCKTAILS

1. THE OLIVE MILL (TASTING ROOM AND BAR)
2. DIERKS BENTLYE'S WHISKEY ROW
3. THE WHITE RABBIT
4. THE BLUE HERON
5. OHSO BREWERY + DISTILLERY
6. THE PARLOUR ROOM

things to do in
GILBERT

OUTDOORS

1. WALK OR BIKE ALONG THE GILBERT
RIPARIAN PRESERVE
2. HIKE AT SAN TAN MOUNTAIN
REGIONAL PARK
3. VISIT THE GILBERT WATER TOWER
4. PLAY PICKLEBALL AT FREESTONE
PARK
5. EXPLORE THE DESERT SKY PARK
6. TAKE A DIP AT REVEL SURF PARK
7. GO KAYAKING AT THE SALT RIVER
8. FISH AT GILBERT REGIONAL PARK



RIPARIAN PRESERVE






things to do in GILBERT

INDOORS

1. CATCH A PLAY AT HALE CENTRE THEATRE
2. ROCK CLIMBING AT ALTA CLIMBING
3. ALTITUDE TRAMPOLINE PARK
4. AZ ICE
5. BOWLING AND MOVIES AT FAT CATS
6. JESTERZ IMRPOV COMEDY
7. MAIN EVENT
8. TOP GOLF
9. PICKLEBALL BACKYARD



MAIN EVENT



HALE THEATRE



DM
dunham

*things to do in
(and around)*

GILBERT

FOR KIDS

1. SLIMEATORY
2. KIDS EMPIRE
3. IMAGINE 3D MINI GOLF
4. GILBERT REGIONAL PARK
5. PECAN LAKES

ENTERTAINMENT

FOR TEENS

1. STUDIO 223 WORKSHOPS
2. SOCIAL AXE THROWING
3. TOP GOLF
4. MAIN EVENT
5. REVEL SURF PARK



DM
DESIGN

TOP GOLF



working out in
GILBERT

YOGA/PILATES/BARRE:

1. POWER CORE
2. THE WAVE PILATES
3. PURE BARRE
4. CLUB PILATES
5. YOGASIX SAN TAN VILLAGE



POWER CORE

GYM/WEIGHTLIFTING/HIIT:

1. ORANGE THEORY FITNESS
2. RUMBLE BOXING
3. ELITE EDGE FITNESS
4. LA FITNESS
5. EOS
6. MOUNTAINSIDE FITNESS



MOUNTAINSIDE FITNESS



dog friendly GILBERT

PARKS

1. COSMO DOG PARK
2. CROSSROADS PARK
3. COUNTRYSIDE DOG PARK
4. TUMBLEWEED PARK
5. POCKET PARK FOR PUPS

ESTABLISHMENTS

1. THE PERCH PUB & BREWERY
2. SANTAN BREWING COMPANY
3. DOG HAUS
4. O.H.S.O. BREWERY + DISTILLERY
5. DOWNTOWN GILBERT HERITAGE DISTRICT (OUTDOOR PATIOS AND CAFES)



OHSO



DOWNTOWN GILBERT

why i love GILBERT

Gilbert, AZ, is a hidden gem. This city offers the perfect balance of convenience and outdoor adventure. With vibrant local shops, breweries, and restaurants throughout the city, there's always something to explore. Despite its growth, Gilbert retains that charming small-town feel, where neighbors truly get to know one another.

One of the best perks of living here is the access to nature. Whether it's hiking the trails at San Tan Mountain Regional Park, paddleboarding along the nearby canals, or enjoying the parks and green spaces, outdoor activities are always within reach. Gilbert's affordable cost of living makes it an ideal place for families and young professionals, offering a high quality of life without the hefty price tag.

What I love most about living in Gilbert is the sense of community. It's the perfect blend of being close-knit yet full of opportunity. It's a place where you can truly settle in and embrace everything life has to offer.

Dana Massey

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real



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massey