

2026-27 EDITION · GILBERT, ARIZONA

The Gilbert Family Education & Housing Map

Every way to school your kids in Gilbert, district, charter, private, micro school, ESA, and homeschool, explained in plain language, with what each one means for where you live.

Samantha "Sammy" Majidi

Realtor® · LPT Realty · Licensed in Arizona & Utah
(435) 375-9407 · samantha.majidi@gmail.com

Mom of three Gilbert students
Zillow Premier Agent · 5.0 rating

In most states, your address decides your school, so families buy the house first. Arizona flipped that. Open enrollment, tuition-free charters, universal ESA funding, and a fast-growing micro school scene mean a Gilbert family can choose the learning environment first, then find a home that makes it work. This guide walks through all six paths, what each costs and requires, and the housing questions each one raises.

Three facts that change the search

- **Gilbert is served by three districts**, not one: Gilbert Public Schools (43 schools), Higley Unified (15), and Chandler Unified (45). The line between them runs through neighborhoods.
- **Open enrollment is statewide**. You can apply to any public district or charter school with space, regardless of your address. Transportation is usually on you.
- **ESA is universal**. Every Arizona K–12 resident is eligible for an Empowerment Scholarship Account, with no income test, roughly \$7,000 per year for general-education students and more for students with an IEP or 504 plan.

How to use this guide

- Read the six options on pages 3–4 and circle the one or two that fit your family.
- Use the housing note under each option to see what it means for commute, space, and budget.
- Check the directory on page 5 for real Gilbert-area schools and programs to research.
- Bring your circled options to our 20-minute fit call. I'll turn them into a neighborhood shortlist.

Ready to talk it through?

Call or text (435) 375-9407, or email samantha.majidi@gmail.com. Relocating? We do the first call over video.

[Book a fit call](#)

This guide is general information for families, not a recommendation of any school, program, or neighborhood. Enrollment rules, funding amounts, and availability change every year. Verify details with the school, district, or the Arizona Department of Education (azed.gov/esa). Which option fits your family is entirely your decision.

District schools

TUITION-FREE ·
ADDRESS-BASED, WITH
OPEN ENROLLMENT

Gilbert Public Schools, Higley Unified, and Chandler Unified each serve parts of town. Your home address sets your assigned school, but Arizona's open enrollment lets you apply to other schools in your district or a neighboring one when they have room. Popular schools fill early, so application windows (typically winter for the following fall) matter.

Housing note: The boundary matters less than most buyers think; the daily drive matters more. If you're set on a specific school, we look at the boundary map together before touring. If you're flexible, we widen the search and often find better value.

Charter schools

TUITION-FREE · PUBLIC ·
NOT TIED TO YOUR
ADDRESS

Charters are public schools run independently, free to attend, and open to any Arizona resident. Gilbert has an unusually deep bench: classical, STEM, arts, back-to-basics, and college-prep models. Most run lotteries or waitlists, and siblings usually get priority. Note: a student receiving ESA funds cannot also attend a public or charter school.

Housing note: Timing your move around a charter's enrollment window can matter more than the neighborhood. Many families buy within a 15-minute drive of the campus and treat that radius as the search area.

Private & faith-based schools

TUITION · ESA CAN BE
APPLIED

Independent schools with their own admissions, calendars, and cultures, from Catholic and Christian schools to secular college-prep. Tuition varies widely. Arizona's ESA can be applied toward tuition, and some schools also work with School Tuition Organization (STO) scholarships, though a student can't use ESA and an STO scholarship at the same time.

Housing note: Private schools are almost always a drive, so we plan around the route and carpool options rather than a boundary. Families often prioritize a home near the 202 or the 60 to keep the commute predictable.

Micro schools & learning pods

SMALL · FLEXIBLE ·
OFTEN ESA-FUNDED

Small, mixed-age learning communities, often 8 to 20 students, meeting in homes, churches, farms, or small commercial spaces. Models range from classical to project-based to nature-based, and many run 3 or 4 days a week. Most are ESA-eligible. They grow by word of mouth, so the best ones rarely advertise. My own three kids attend a Gilbert micro school, and I keep a running list.

Housing note: Shorter weeks mean home is a bigger part of the school day. Families often want a dedicated learning space, a yard, or a casita. Most micro schools are within a 20-minute drive of central Gilbert.

Empowerment Scholarship Account (ESA)

STATE FUNDING · ANY
PATH EXCEPT PUBLIC
SCHOOL

Arizona's ESA gives every K–12 resident state education funds to direct themselves: private or micro school tuition, curriculum, online courses, tutoring, therapies, testing, and educational technology. General-education students receive roughly \$7,000 a year; students with an IEP or 504 plan receive substantially more, depending on category. Funds arrive quarterly through ClassWallet and unused balances roll over. Apply through the Arizona Department of Education portal; allow four to six weeks. As of July 2026, supplemental materials use an attestation instead of receipt uploads.

Housing note: ESA doesn't change where you live, but it changes the budget conversation. Families sometimes redirect what they'd have spent on a specific attendance zone toward a home with more space and use ESA to fund the schooling they actually want.

Homeschool & co-ops

HOME-BASED ·
COMMUNITY-SUPPORTED

Arizona homeschooling requires a one-time affidavit of intent filed with the Maricopa County School Superintendent within 30 days of starting. No testing or curriculum approval is required. The East Valley has one of the largest homeschool communities in the state: weekly co-ops, hybrid two-day programs, sports leagues, and enrichment days. Note: families who file a homeschool affidavit are not eligible for ESA; ESA families are technically "ESA students," not homeschoolers, which is mostly a paperwork distinction.

Housing note: Space and community matter most. Buyers often want a room that can be a classroom, a larger lot, and a location near their co-op's meeting site. South Gilbert and the county islands see a lot of this demand.

A starting list, not a ranking. Confirm current programs, ages, tuition, and openings directly with each school.

MICRO SCHOOLS & PODS	AREA	CONTACT
Paradigm Learning Microschool	Gilbert	paradigm-learning.com · 602-804-3393
ReThink Microschool	Gilbert	rethinkmicroschools.org · 602-892-0099
Moreana Boys Academy	Gilbert	moreana-az.com · 480-431-8410
KaiPod Learning	Gilbert	kaipodlearning.com
Adamo Education	Queen Creek	adamoeducation.org · 480-400-7470
Desert Sun Ranch Academy	Queen Creek	desertsunranchacademy.org
Roots and Wings Microschool	Mesa	rootsandwingsmicroschool.com
NeuroCatalyst Academy	Mesa	neurocatalystacademy.org · 480-504-1816
Wicket Academy	Mesa	wicketacademy.org

CHARTER SCHOOLS (TUITION-FREE)	AREA	MODEL
Legacy Traditional School – Gilbert	Gilbert	K–8, back-to-basics, uniforms
American Leadership Academy – Gilbert	Gilbert	K–6 campus; ALA network runs through 12th
EDUPRIZE – Gilbert	Gilbert	K–12, project-based and arts-integrated
Leading Edge Academy – Gilbert	Gilbert	K–12, small campuses
Benjamin Franklin Charter School	Gilbert / Queen Creek	K–12, traditional
San Tan Charter School	Gilbert	K–12, classical / Montessori-influenced

DISTRICTS	SIZE	ENROLLMENT
Gilbert Public Schools	43 schools	gilbertschools.net/enroll · boundary maps online
Higley Unified School District	15 schools	South and east Gilbert
Chandler Unified School District	45 schools	West Gilbert neighborhoods

Run a micro school, co-op, tutoring practice, or ESA-eligible program in the East Valley and want to be listed in the next edition? Email samantha.majidi@gmail.com. Listing is free.

Gilbert isn't one market. These are the communities families ask about most, described by what they're like to live in. Prices shift monthly, so ask me for current numbers.

Morrison Ranch

White fences, mature trees, small-town feel. HOA.
Central location keeps most school commutes short.

Val Vista Lakes

Lakes and a clubhouse near the 60. Strong resale, easy freeway access for cross-town schools.

Cooley Station

Newer construction by the 202 and Gilbert Regional Park.
Low-maintenance homes, growing retail.

Heritage District

Downtown Gilbert: the water tower, restaurants, Saturday market. Older homes, some on big lots.

Agritopia

Working farm, walkable shops, front-porch culture.
Inventory is thin and moves fast.

Power Ranch

Master-planned with parks, lakes, and schools inside the community. Widest range of price points.

Seville

Golf-course community, custom and semi-custom homes, larger lots, quieter streets.

South Gilbert & county islands

Acreage, horse property, workshops, fewer HOAs.
Popular with homeschool and micro school families. Ask about wells, septic, and flood zones.

Before our call: the fit checklist

- ☐ Which of the six options are we choosing between?
- ☐ Any specific school already in mind? Enrollment window?
- ☐ Longest school commute you'd accept, each way
- ☐ Learning space at home: a room, a yard, a casita?
- ☐ Target move date and lease or sale timing
- ☐ Budget range and whether you're pre-approved
- ☐ Must-haves: bedrooms, lot size, HOA or no HOA
- ☐ Relocating? Cities you're coming from and why

Sammy Majidi · LPT Realty

(435) 375-9407 · samantha.majidi@gmail.com · skoolgilbert.com ·
samanthamajidi.lptsearch.com

[Text me to start](#)

Samantha Majidi, Realtor®, Idi, LLC · LPT Realty · Designated Broker Michael Glass · Licensed in Arizona and Utah · Equal Housing Opportunity. Information deemed reliable but not guaranteed; school and program details are subject to change and should be verified independently.