

SAN TAN VALLEY, ARIZONA

Room to live, *on the San Tan side.*

COMING SOON

5057 E Midnight Star Dr in Copper Basin

Newer homes, more of them for the money, and the San Tan Mountains at the edge of town. This flyer is the Homes in San Tan guide — why people move here, where the neighborhoods sit, and how to reach The Caliber Team.

2025

Incorporated as Arizona's 92nd municipality

100k+

Residents — the state's largest incorporation

10,000

Acres in San Tan Mountain Regional Park

Low \$400s

Where 2026 sale reports have clustered



San Tan Mountain country, standing in for 5057 E Midnight Star Dr.

The whole page, in brief.

More house for the money

Newer construction and more square footage than the same budget usually buys in Gilbert, Chandler, or Queen Creek. 2026 reports clustered near the low \$400,000s.

Mountains at the edge

San Tan Mountain Regional Park is about 10,000 acres of hiking, biking, and horseback trails.

Built around families

Most addresses are J.O. Combs Unified or Florence Unified. Some edges are Queen Creek Unified. We confirm the zone on the house.

Weather that earns the pool

Winter days in the 60s and 70s °F. Summers are Sonoran-hot, and the houses are built for it.

Streets that are still new

Master-planned neighborhoods, desert yards, pools, and parks. Single-story plans and RV garages are ordinary inventory.

A town since 2025

Voters said yes August 5, 2025. Supervisors approved it September 17. Local services moved to the town July 1, 2026.

A commute you can plan

SR-24 helps toward Chandler, Gilbert, and Mesa. Gateway airport is closer. Sky Harbor is often 55–70 minutes.

Neighborhoods with a name

Johnson Ranch, Encanterra (55+), San Tan Heights, Circle Cross Ranch, Pecan Creek, Skyline Ranch, and the Hunt Highway edge.

REACH THE CALIBER TEAM



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The website opens on San Tan Valley scenes until photos and video of 5057 E Midnight Star Dr in Copper Basin replace them. Market figures, school zones, HOA rules, and town services change by address. Equal Housing Opportunity.