

The Dream Team Tour Guide



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REALTY**ONE**GROUP





Around Queen Creek

This community has grown so much in recent years and offers a unique blend of small-town charm, top-rated schools, beautiful neighborhoods, and tons of family-friendly amenities. I'd love to help you get familiar with the area and find the perfect home that fits your lifestyle and goals.

News About Queen Creek

Ranked #1 Best City in Arizona!

According to the newly released U.S. News & World Report 2025–2026, Queen Creek was named the #1 Best Place to Live in Arizona — praised for its quality of life, strong job market, and family-friendly lifestyle.

#2 Safest City in Arizona

Based on the 2025 SafeWise report, Queen Creek is the second safest city in the state, making it a standout choice for families.

Thank you for trusting me on this journey — I'm here to walk you through every step with care, strategy, and heart.



Who we are

About Our Team and Family

Hi, I'm Danielle Alvarez

I'm a real estate agent and former elementary school teacher serving the East Valley of Arizona, including Queen Creek, Gilbert, Chandler, and the greater Phoenix area.

Originally from Oregon, I was a college basketball player, and that experience shaped my discipline, teamwork, and competitive drive. Today, I bring that same energy into helping clients navigate buying and selling homes with confidence and clarity.

Real estate is personal for me. It is about guiding people through major life transitions, whether you are buying your first home, relocating to Arizona, upgrading, or investing. I focus on making the process simple, organized, and fully supported from start to finish.

I take pride in being honest, highly organized, and committed to educating my clients so they always feel confident and informed.

My goal is simple. To make sure you feel supported every step of the way.

Meet Our Team: The Dream Team Real Estate

We are a husband and wife real estate team serving the East Valley with strategy, communication, and heart. This is more than just where we work, it is the community we call home and where we are raising our children. Because of that, every client we serve matters to us personally, and we are deeply invested in helping families put down roots and build their lives here.

Marcos Alvarez Dominguez

Marcos is a former professional basketball player from Spain. He brings a competitive mindset, strong market knowledge, and deep understanding of local communities. He focuses on contracts and showings, making sure every detail is handled smoothly.

Danielle Alvarez

That's me! I focus on client education, communication, and marketing, guiding buyers and sellers through every step of the process while making sure they feel confident and informed.

Together, we combine experience, strategy, and teamwork to create a seamless real estate experience from start to finish.



What we do

What We Specialize In

We proudly serve clients across the East Valley with a focus on:

- First-time home buyers
- Relocation clients moving from California and other states
- New construction homes
- Residential resale homes
- Investment properties
- Home sellers looking for a strong marketing strategy

We understand the local neighborhoods, builders, and market trends, and we use that knowledge to help clients make informed decisions that align with their goals.

Why Clients Choose Us

Our clients choose us because we believe in doing things the right way, not the rushed way.

We Prioritize

- Clear communication at every stage
- Strong negotiation and contract knowledge
- Education over pressure
- A step-by-step guided experience
- A relationship that continues beyond closing

We don't just help you buy or sell a home. We help you feel confident in your next move.

Let's Connect

If you are thinking about moving to the East Valley or are already here and exploring your next step, we would love to be a resource for you.

You do not have to figure it out alone. We are here to guide you every step of the way.



Thinking about a new build?

If you're considering buying a brand-new home, here's something helpful to know:

Most builder sales agents represent the builder — not the buyer.

Visiting a model home without your agent means giving up the opportunity for your own representation. The builder already factors in buyer's agent commissions into the price. If you think you will get a better deal without representation, think again!

Here's how I can help:

Before You Visit the Model:

- Help you register correctly
- Educate you about potential consequences of visiting without an agent
- Coordinate preview tours or virtual walk-throughs
- Help compare builder incentives vs. resale options

Location & Lot Guidance:

- Help evaluate the lot choice (corner, interior, cul-de-sac, backing to open space, etc.)
- Share insights about future development, traffic flow, and surrounding infrastructure
- Explain differences in lot premiums and why they matter

Builders & HOAs:

- Guide you toward information about builders' reputations, timelines, included features, warranties, and upgrade costs
- Help research HOA rules and community amenities

Design Center & Upgrade Strategy:

- Offer guidance on which upgrades add long-term value (and which are better done post-close)
- Suggest popular or cost-effective design trends



More on New Builds

More on how I can help!

Contract Review & Protections:

- Explain the builder's purchase contract (which is very different from resale contracts)
- Flag areas that might require extra attention (e.g., earnest money, cancellation terms etc)

Negotiation & Communication:

- Negotiate incentives, credits, or closing costs (when possible) and much more!
- Ensure clear communication with the sales office, design center, and construction manager
- Act as your advocate when delays or changes occur

Construction Oversight:

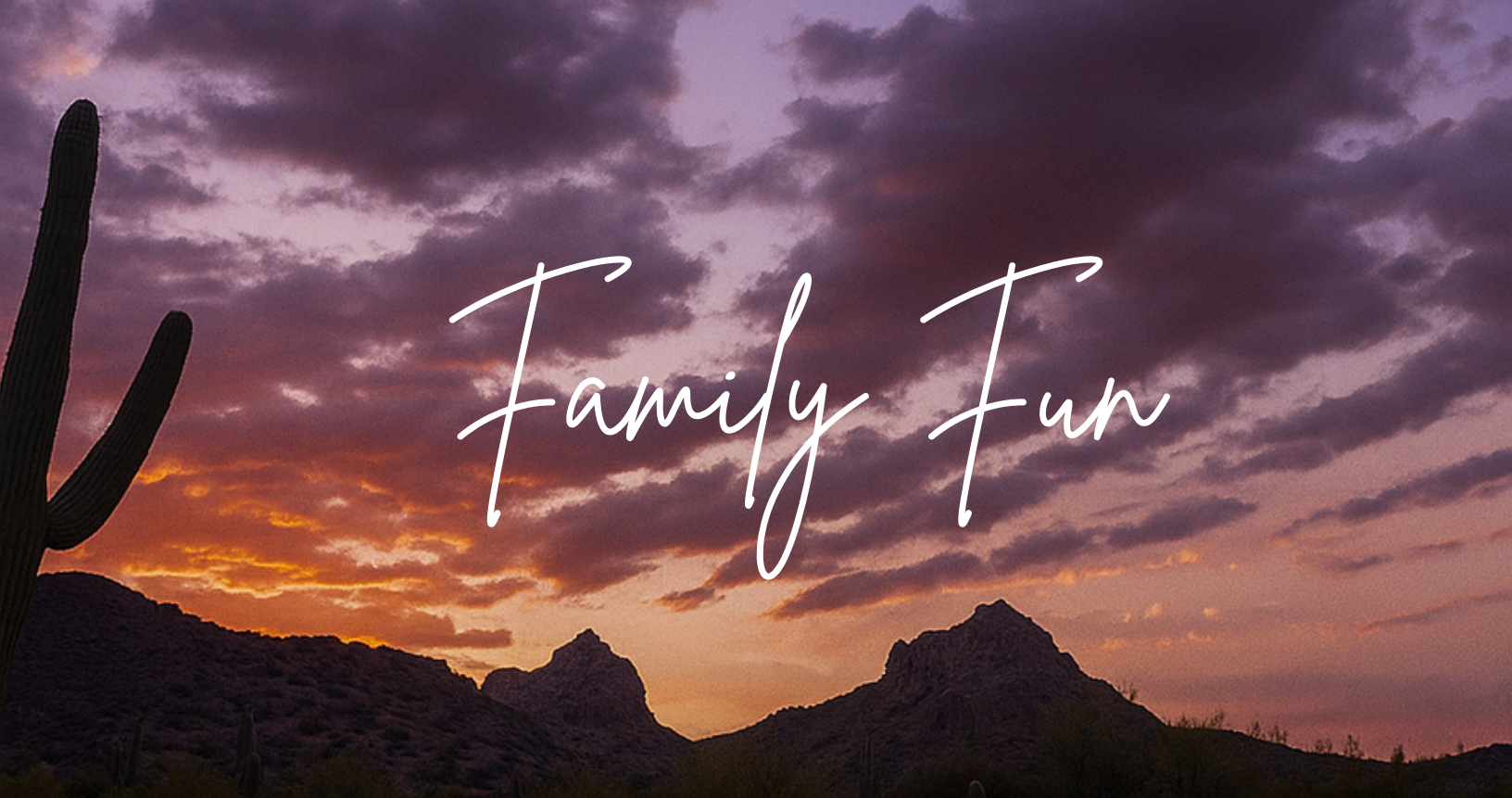
- Attend milestone walkthroughs (pre-drywall, final walkthrough, etc.)
- Help track timelines, builder obligations, and keep your build on schedule
- Recommend third-party inspections, even on new builds

Final Steps & Closing:

- Coordinate your final walkthrough and ensure punch list items are addressed
- Ensure you have necessary documentation: warranties, manuals, HOA documents, etc.
- Help schedule closing and make sure all final questions are answered

If you're even *thinking* about visiting a model home, let's connect first so I can offer the support and strategy you deserve!

I'm here to answer any questions or walk you through the next steps.



Family Fun

Pecan Lake Entertainment

25004 S 206th St, Queen Creek, AZ 85142

A one-stop destination for food and fun in Queen Creek! Pecan Lake features Caldwell County BBQ, mini golf, go-karts, a ropes course, arcade, escape rooms, and more. It's the perfect spot for family outings, date nights, or group events — with something exciting for everyone.

Frontier Family Park

20039 S 220th Street, Queen Creek, AZ 85142

Pickleball, sports fields, splash pad, and fishing lake are all open to the public. This also has brand new aquatic center, but unfortunately you can only go in with proof of residency showing you live within town limits.

Mansel Carter Oasis Park

19535 E. Appleby Road, Queen Creek, AZ 85142

This scenic, 48-acre park is a local gem in Queen Creek, offering a fishing lake, playgrounds, walking trails, splash pad, and sports courts. With plenty of shaded areas and wide-open spaces, it's perfect for family outings, birthday parties, or a relaxing afternoon outdoors.

Founders Park

22407 S Ellsworth Rd, Queen Creek, AZ 85142

Located in the heart of Queen Creek, Founders' Park is a local staple for family fun and community events. This spacious park features open green fields, shaded playgrounds, sports courts, picnic areas, and even a seasonal splash pad to keep kids cool in the summer. This splashpad is better than Frontier's!

Schnepf Farms

24810 S Rittenhouse Road, Queen Creek, AZ 85142

U-pick produce, country store, bakery, petting zoo, ropes course, train ride and SO much more during Pumpkin season and Christmas time. It's our family's favorite during the holidays. Days and hours vary depending on the season.

Fat Cats QC

20660 E Riggs Road, Queen Creek, AZ 85142

Fat Cats is a go-to indoor entertainment spot for all ages! Enjoy bowling, an arcade, glow-in-the-dark mini golf, and a full-service movie theater — all under one roof. Whether you're planning a family night out or a birthday party, Fat Cats delivers nonstop fun in a clean, comfortable setting.



Pecan Lake Entertainment (Caldwell's BBQ)

- Mini golf, a ropes course, go-karting, an arcade, axe throwing and escape rooms make this a favorite for fun + food.

San Tan Flat

- Western-themed outdoor dining with fire pits, live music on select nights, and a lively atmosphere.

Queen Creek Olive Mill

- Arizona's only working olive farm with a café, gift shop, tastings. They have live music on select nights and they have fire pits for s'mores:)

The Social Birdie

- Upscale and quiet golf-course dining with patio seating, cocktails, and weekly specials. The Sunday Brunch is the most popular!

Nando's Mexican Café

- Longtime Arizona favorite offering flavorful Sonoran-style dishes and margaritas. We love the Pollo Rico!

Queen Creek Festival (Fridays)

- A rotating collection of food trucks and local vendors every Friday night.

Oregano's

- Classic Chicago-style pizza, hearty pastas, and huge portions in a lively, family-friendly space. Pizza is good, but the Pizza Cookie is AMAZING. I've told my husband it's why we moved to Arizona.



Essential Shopping

From groceries and pharmacies to home décor and bulk essentials, Queen Creek has all you need nearby!

Grocery Stores

Fry's Marketplace (2 locations) – Ellsworth & Riggs

25105 S Ellsworth Rd, Queen Creek, AZ 85142

22265 E Queen Creek Rd, Queen Creek, AZ 8514

Full-service grocery, pharmacy, fuel station, and pickup/delivery options.

Costco

19730 S Ellsworth Rd, Queen Creek, AZ 85142

Bulk groceries, gas, electronics, and household essentials..

Sprouts Farmers Market

21181 S Ellsworth Loop Rd, Queen Creek, AZ 85142

Organic produce, vitamins, deli, and bulk goods in a health-conscious, community-focused setting

Trader Joe's

21186 S Ellsworth Loop Rd, Queen Creek, AZ 85142

The neighborhood grocery known for specialty staples, unique snacks, and excellent cheese & flowers —right in the heart of town

Bashas'

23760 S Power Rd

Local grocery chain with a welcoming bakery, deli, and friendly staff.

Walmart Supercenter – 21055 E Rittenhouse Rd

One-stop shop for groceries, home goods, apparel, and more.



Essential Shopping

Queen Creek Marketplace- You can find almost anything you want here!

Location: SWC Ellsworth Loop Rd & Rittenhouse Rd, Queen Creek, AZ 85142

Dining & Quick Bites

- Olive Garden, Red Robin, Oregano's
- In-N-Out Burger, Smashburger, Pita Jungle
- Fast-casual favorites: **Barro's Pizza (our favorite pizza place!)**, Einstein Bros Bagels, **Handel's Homemade Ice Cream (our favorite ice cream shop!)**, Ahi Poki

Retail & Essentials

- Target, Kohl's, TJ Maxx, Ross, Trader Joe's, Old Navy, The Rack, Carter's and so much more!

Entertainment & Services

- Harkins Theatre, Dave & Buster's

Everyday Services

- Numerous banks, salons, optometry clinics, and fitness studios
- Utilities include cell phone carriers, nail salons, cleaners, pet services, and more

Pharmacies

- Fry's Marketplace- 25105 S Ellsworth Rd, Queen Creek, AZ 85142
- CVS Pharmacy – 40785 N Ironwood Dr
- Walgreens – 21274 E Ocotillo Rd



School Enrollment

There are two main types of enrollment in public schools, regular enrollment and open enrollment.

Regular Enrollment is when a student attends the local school they are assigned to based on their home address. Arizona law requires that district schools have enough seats for all students in the boundaries. ([A.R.S. § 15-816.01](#))

Open Enrollment is when a student applies for and attends a school other than the one they are assigned based on their home address. This may be a different school in their local school district, a school in a different district, or a charter school. Schools in Arizona are required to enroll open enrollment students as long as there is capacity available for the program, class, or grade level.

Arizona law specifically states that school districts may not deny enrollment based on:

- ethnicity or race
- national origin
- sex
- income level
- disability
- English language proficiency
- athletic ability

([A.R.S. § 15-816.01\(F\)](#))

([A.R.S. § 15-184\(F\)](#))



Considerations when choosing a school

There are many factors to consider when thinking about the school choice that will help your student succeed.

Some things you may consider when selecting a school for your student are:

- Location/transportation options
- Academic focus
- Specialized program - arts, STEM, etc.
- Sports/extracurricular activities
- Community involvement
- Facilities - school garden, sports fields, etc.
- Services and resources available to families
- Class size
- School size
- Teacher qualifications
- School culture
- Parent involvement
- Dual-language options



Every home tells a story,
let's find the one where your next
chapter begins.

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