

THE LOCAL COLLECTION / RELOCATION GUIDE

Tempe

Arizona, a little closer.

Lake paths, neighborhood streets, and a connected daily routine.

johnflynnaz.com | 831-535-2105

OCTOBER 2026

Photo: Advancer Drones / Pexels (2022) | Pexels License | Cropped

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

01 / GET ORIENTED

Picture your life in Tempe.

Tempe has more than one pace. Downtown and the lake, the streets near Arizona State University, and the neighborhoods farther south offer different ways to organize your day. The best starting point is the routine you want, including how often you will drive, walk, bike, or use transit.

> *Test the address at several times of day. A quiet weekday morning, an evening out, and a major event can produce very different impressions of the same location.*

THREE USEFUL STARTING POINTS

Town Lake and downtown
ASU and central Tempe
South Tempe

INSIDE YOUR GUIDE

03 Areas to explore

04 Homes and questions to ask

05 Your daily routes

06 Schools and getting connected

07 Local life and recreation

08 Plan the whole monthly cost

09 Your moving playbook

10 Sources and photo credits

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

02 / AREAS TO EXPLORE

A starting point for your shortlist.

These are broad areas for orientation, not school boundaries or a ranking of neighborhoods. Tour the properties and routes that fit your own priorities.

DOWNTOWN AND TOWN LAKE

Explore the lake paths, downtown streets, and the area around the university. Tempe Town Lake includes recreation areas and the Tempe Center for the Arts along its shores. [1]

On your visit: For condos and apartments, compare parking, storage, building access, sound, outdoor space, and the full association or lease terms.

AROUND ASU AND CENTRAL TEMPE

Use your actual destinations on and around campus to orient the search. A short distance on a map may involve a busy crossing, a different parking arrangement, or a longer walking route.

On your visit: Visit during normal activity and an evening period. Check the house, the block, and any rules relevant to the way you intend to use the property.

NORTH TEMPE AND PAPAGO-AREA ACCESS

Explore this side of Tempe if Papago-area recreation or trips toward Scottsdale and Phoenix are important to your week. Tempe maintains Papago Park facilities on North College Avenue. [2]

On your visit: Compare major-road access, transit connections, outdoor space, and the exact route to a park entrance. Do not assume a nearby landmark means direct access.

SOUTH TEMPE

Add the southern portion of the city to your comparison if you want to explore a different daily pattern from downtown. Tempe identifies Corona/South Tempe as a character area. [3]

On your visit: Test your commute and repeat errands. Compare lot upkeep, pool costs, shaded outdoor space, and any association requirements.

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

03 / HOUSING

Compare the home behind the photos.

Use the same questions for each property so you can compare condition, responsibilities, and the full cost of ownership.

CONDOMINIUMS AND TOWNHOMES

Ask about dues, reserves, upcoming projects, parking, insurance responsibilities, elevator access where relevant, and any limits on leasing. Compare the total arrangement rather than the unit alone.

ESTABLISHED DETACHED HOMES

Review cooling, roof, plumbing, drainage, and the history of major changes. An older house can have thoughtful updates, but documentation and inspections matter more than the styling.

HOMES NEAR ACTIVE DESTINATIONS

Evaluate noise, traffic, parking, delivery access, and the route you would use after dark. Visit on a typical day as well as during a busier period.

RENTING BEFORE BUYING

A rental can help you test a daily routine. Check the lease, utilities, parking, pet terms, and move-in costs, then compare locations using the same priorities you would use for a purchase.

> *Bring me your must-haves, your deal-breakers, and your timeline. We can turn them into a focused list of homes to investigate.*

Brokered by eXp REALTY®

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

04 / GETTING AROUND

Build the week before you pick the house.

Try the actual route at the actual time. Map estimates are useful starting points; your experience matters more.

SEVERAL TRANSPORTATION OPTIONS

Tempe has bus, light rail, Streetcar, and neighborhood circulators. Service availability depends on the route, day, and time, so plan a real trip from the home. [4]

ORBIT CONNECTIONS

Orbit is a free neighborhood circulator service. Check the current route map and stops to see whether it serves the places you need, rather than assuming it covers every address. [5]

WALKING AND CYCLING

Check shade, crossings, secure bicycle storage, and the route between your front door and a stop or path. A walkable destination does not guarantee a comfortable walk from every home.

PLAN AROUND YOUR ACTUAL WEEK

Include airport trips, campus visits, work, groceries, and activities. Try the trip at the time you expect to make it, and allow for events and changing traffic.

SAVE THESE TRIPS

Work or campus / school pickup / groceries / healthcare / activities / airport / the place you go to unwind

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

05 / SCHOOLS AND SERVICES

Check the address. Then make the connections.

SCHOOLS AND ENROLLMENT

Tempe provides a school directory covering Tempe Elementary, Kyrene, and Tempe Union High School District resources. Confirm the grade-level assignments for the individual address; a city boundary and a school boundary are different things. [6]

QUESTIONS FOR THE DISTRICT

Ask about the assigned campus, enrollment steps, transportation, program availability, and any open-enrollment process. Visit the school and review information that matters to your student. No school placement or program admission is promised by a home purchase.

UTILITIES AND INTERNET

Tempe offers a start, transfer, or stop-service process for city water, sewer, and solid waste. Confirm electric, gas, internet, and any association-managed services separately before scheduling your move. [7]

BEFORE MOVING DAY

Confirm service start dates, deposits, collection days, and internet installation. Ask which services are individually metered or managed by an association. Keep account information in your own records.

Use official provider and district information for the home you choose. City names, ZIP codes, and listing descriptions are only a starting point.

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

06 / LOCAL LIFE

Make time to explore.

A few places to include while you get a feel for Tempe. Check current hours, reservations, and access before a visit.

TOWN LAKE

Explore the paths and nearby public spaces, then compare access from the homes on your list. Check current boating rules and rental information before planning activities on the water. [1]

TEMPE CENTER FOR THE ARTS

The arts center is part of the Town Lake setting. Use the current program calendar to see how a performance or class might fit into your routine. [1]

KIWANIS PARK

Visit this community park while exploring central and south Tempe. Check the city site for recreation options, reservations, and current operating details. [8]

PAPAGO PARK

Explore the Tempe park facilities and the broader surrounding area on a separate outing. Check the location of your chosen entrance instead of navigating only to the park name. [2]

> *Visit in the season and at the time of day you expect to use a place. Summer routines, outdoor comfort, and traffic can feel different from a vacation visit.*

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

07 / BUDGET WORKSHEET

Look at the whole monthly picture.

Fill this in with property-specific figures from your lender, insurer, utility providers, association documents, and service estimates. Blank lines are for your planning, not price estimates.

Mortgage payment or rent	$ _____
Property taxes, if not already included	$ _____
Home or renters insurance, if separate	$ _____
Association dues and separate assessments	$ _____
Electric, gas, water, sewer, and trash	$ _____
Internet and other recurring services	$ _____
Pool, landscape, and routine maintenance	$ _____
Reserve for repairs and replacements	$ _____

TEMPE QUESTIONS

For a condo or townhome, understand which utilities and maintenance are included in the dues and which remain your responsibility. Ask about assigned parking, storage, and planned projects before comparing monthly costs.

Avoid counting an expense twice if it is already included in an escrow payment, rent, or association dues. Plan separately for moving, deposits, inspections, and closing expenses.

Brokered by eXp Realty

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

08 / YOUR MOVING PLAYBOOK

A thoughtful move starts with a clear plan.

BEFORE YOUR VISIT

Set a comfortable budget, list your daily destinations, and decide which needs are essential. Share your timing and the things you want to change about your current home.

ON YOUR SCOUTING DAY

Walk part of the lake and downtown area, visit a central Tempe property, then compare an option farther south. Try one of your proposed transit or commute routes before deciding which setting fits.

BEFORE YOU COMMIT

Review the property condition, relevant documents, utility providers, and school assignment. Work with the appropriate professionals to answer the questions specific to the property.

AFTER YOUR MOVE

Confirm utilities and deliveries, learn the local service schedule, find your regular errands, and explore one new place each week. Save maintenance records and provider contacts together.

> *You do not have to figure out every neighborhood on your own. Let's talk about the life you want here, then build the home search around it.*

JOHN FLYNN | BROKERED BY EXP REALTY

831-535-2105 | johnflynnaz.com

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM

Legacy Real Estate Team

John Flynn | Licensed in Arizona

Equal Housing Opportunity

09 / SOURCES AND CREDITS

A useful guide, with room to keep learning.

Local information researched October 6, 2026. Numbered references in the guide point to the official city, tourism, or community sources below. Open a source to check the latest details.

01 City of Tempe: Town Lake

02 City of Tempe: Papago Park

03 City of Tempe: character areas

04 City of Tempe: transit options

05 City of Tempe: Orbit

06 City of Tempe: school directory

07 City of Tempe: start or stop utilities

08 City of Tempe: parks

PHOTO CREDIT

Tempe Town Lake and Tempe Center for the Arts. Advancer Drones / Pexels, 2022. Pexels License. Photo cropped for layout; images show the location when photographed and are not a current-condition guarantee.

Open original photo or footage | Read the license

This guide is a planning resource. Neighborhood descriptions are general orientation, not recommendations based on protected characteristics. Availability, school assignments, fees, access, rules, and services can change. Verify details for the property and consult the appropriate professionals before a commitment. Equal Housing Opportunity.

John Flynn | Brokered by eXp Realty | Arizona real estate
Prepared for review before public distribution.

Brokered by eXp REALTY

LEGACY REAL ESTATE TEAM
Legacy Real Estate Team
John Flynn | Licensed in Arizona
Equal Housing Opportunity