



Consumer-Centric Real Estate Guides

Luke AFB PCS Relocation Guide

A Military Family's Guide to Moving to the West Valley

Clearly Sold, brokered by HomeSmart, helps military families relocating to and from Luke Air Force Base navigate housing, communities, and the PCS process with greater clarity and confidence.

Explore Your Luke AFB Relocation Options at ClearlySold.com





Welcome to the West Valley

What Makes This Region Special for Luke AFB Families

300+

Days of Sunshine

Annually — hot summers, mild winters

8+

Communities

West Valley neighborhoods near Luke

#1

F-35 Training Wing

Largest in the world

Top 5

Fastest-Growing Metro

Among the top US growth markets



Arizona Weather

300+ days of sunshine with mild winters make outdoor living a year-round reality.



Luke AFB Mission

Home of the world's largest and most advanced F-35 fighter pilot training wing.



Communities

8+ distinct West Valley communities offer varied lifestyles and price points.



Growth Region

Phoenix West Valley ranks among the fastest-growing metros in the entire US.

Understanding Your PCS Move to Luke AFB

The Relocation Process, Step by Step

- Starting early gives you the best home selection and smoothest transition.
- Your first decision: on-base convenience or West Valley community variety.
- Luke AFB BAH is competitive — most families afford quality homes comfortably.

 **PCS Tip:** Contact the Luke AFB A&FRC as soon as orders are confirmed — early outreach consistently leads to a smoother transition.

Receive Orders

Confirm your report date and begin researching Luke AFB immediately.

Contact Housing Office

Reach out to Luke's A&FRC for relocation resources and housing referrals.

Research Communities

Compare West Valley neighborhoods by commute, schools, and budget.

Select and Move In

Finalize your home and arrange utilities and school enrollment before arrival.

BAH at Luke AFB

Luke AFB BAH rates are well-calibrated — most families afford a newer, spacious home without paying out of pocket.

On-Base vs. Off-Base

On-base offers convenience and community; off-base provides more neighborhood variety and often more square footage for the same cost.

Timeline Reality

PCS timelines are compressed — acting early lets you tour virtually and connect with agents familiar with military moves.

On-Base vs. Off-Base Housing

Weighing the Tradeoffs Honestly

On-Base Housing

- Corvias manages all maintenance
- Waitlists vary by rank
- Most utilities included in BAH
- Walk to base facilities
- Built-in military community
- Limited home selection
- Full BAH assigned to Corvias
- Restrictive pet policies

Off-Base Housing

- Goodyear, Surprise, Avondale options
- More space for same BAH
- You choose school district
- Flexibility to pocket savings
- More privacy and yard space
- Budget \$150–\$250/mo utilities
- Build equity in West Valley
- Near shopping and dining

Proximity to Flight Line

On-base and nearby Litchfield Park minimize commute stress during demanding ops tempos. Factor in your schedule before prioritizing square footage.

School District Priorities

Off-base living lets you choose your district — a real advantage where quality varies across the West Valley. Litchfield Elementary and Agua Fria Union are top-rated options near base.

Renting vs. Buying Goals

Short tours favor renting for flexibility; longer stays make buying in the appreciating West Valley market worth serious consideration. Consult a VA-savvy local lender early.

Most Luke AFB families choose off-base — BAH stretches further here than at many other duty stations, delivering more space, school choice, and quality of life.





Buying vs. Renting Near Luke AFB

A Honest Conversation About Your Options

Renting

- Best for 2–3 year tours
- No selling pressure at PCS
- Flexible lease terms
- Military-friendly inventory nearby
- No maintenance responsibilities

Buying with a VA Loan

- Zero down payment required
- No PMI on your loan
- BAH can cover mortgage
- Build equity over time
- Ideal for 3+ year tours

VA Loan Advantage

Zero down, no PMI, and competitive rates make the VA loan one of the strongest tools for military buyers. Most Luke AFB buyers are surprised by how much home they can afford.

Relocation Risk

If follow-on orders are likely within 2–3 years, have a rental exit strategy to avoid selling in a down market. Talk with a VA-savvy lender early to know your break-even timeline.

BAH as Buying Budget

In many West Valley communities, your Luke AFB BAH covers or nearly covers a monthly mortgage payment. Buying can be a genuinely competitive option over paying rent.

- ⚠️ Consider renting 6–12 months first to learn the communities around Luke before committing to a purchase.



West Valley Community Overview

Finding the Right Neighborhood for Your Family

Each West Valley community near Luke AFB offers a distinct character, price point, and lifestyle.

Glendale

- Closest to base
- Established & affordable

Litchfield Park

- Charming, walkable streets
- Historic small-town feel

Goodyear

- Master-planned, newer homes
- Family-friendly communities

Avondale

- Urban convenience nearby
- Close to I-10 corridor

Surprise

- Fast-growing, great value
- Spring training sports nearby

Peoria

- Lake & sports complex
- Diverse amenities & dining

Buckeye

- Most affordable option
- Rapid growth, new construction

Tolleson

- Budget-friendly pricing
- Easy freeway access

 **Clearly Sold Local Insight:** It always starts with one question — what matters most to your family? Our team helps Luke AFB families find the right community fit.

Glendale vs. Litchfield Park

Established Character, Convenient Access

GLENDALE



- Closest to Luke's main gate
- Best BAH-to-value ratio
- Westgate dining & sports nearby
- Strong rental inventory
- Established schools & services

Commute

10–20 min

Price Range

Lower – Mid

LITCHFIELD PARK



- Historic small-town feel
- Walkable, tree-lined streets
- Wigwam Resort next door
- Top-rated family schools
- Quiet, peaceful retreat

Commute

15–25 min

Price Range

Mid – Premium

Glendale wins on value and convenience; Litchfield Park wins on lifestyle and charm.

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Goodyear & Avondale

Master-Planned Living with Modern Amenities

GOODYEAR



- Resort-style master-planned communities
- Newer homes, larger floor plans
- Top-rated school districts
- Parks, trails & green space
- Growing retail & medical services

Commute

20–30 min

Price Range

Mid – Premium

AVONDALE



- Urban feel, easy city access
- Quick I-10 freeway on-ramp
- Mix of renovated & new homes
- Near Costco, hospitals & retail
- More affordable pricing options

Commute

15–25 min

Price Range

Lower – Mid

Resort Amenities

Enjoy resort-style pools, walking trails, and community fitness centers.

Top Schools

Litchfield Elementary and Agua Fria Union are among the area's highest-rated districts.

I-10 Access

Direct freeway connectivity puts downtown Phoenix and the metro within easy reach.

New Construction

Open floor plans and larger lots give military families room to grow and settle in.

Surprise & Peoria

Room to Grow, Strong Community
Infrastructure

SURPRISE



- Newer, spacious open floor plans
- Affordable lots for families
- Dysart USD public schools
- Active HOA community events
- MLB spring training nearby

 **COMMUTE: 25-40 MIN TO LUKE AFB**

PEORIA



- Established, walkable neighborhoods
- Lake Pleasant for recreation
- Peoria Sports Complex events
- Extensive parks and trails
- Easy 101 freeway access

 **COMMUTE: 20-35 MIN TO LUKE AFB**

New Homes

Modern builds with open layouts and generous lot sizes.

Lake Pleasant

Boating, fishing, and weekend escapes just minutes away.

Spring Training

MLB action and community energy all spring long.

HOA Communities

Year-round events that build strong family and neighbor bonds.

 **Military Family Insight:** Surprise has deep military community ties through churches, youth sports, and active HOA networks.



Buckeye

The Fastest-Growing City in America — and Why Families Are Choosing It

#1

Fastest-Growing City in the US

35–55

Min Commute to Luke AFB

3+

Major Builders Active

Taylor Morrison, Meritage, K. Hovnanian



Explosive Growth

Entire master-planned communities have risen in just a few years, bringing modern amenities and a vibrant new-build market.



Best Value for Square Footage

Families get significantly larger, newer homes in Buckeye for the same budget that buys a smaller, older home closer to base.



PCS-Friendly Inventory

Move-in ready and quick-move homes align well with PCS timelines, with builder incentives and flexible close dates.



Expanding Infrastructure

New schools, retail, medical facilities, and parks open continuously — early buyers are already seeing strong equity appreciation.



Commute Consideration: Buckeye sits 20–35 miles west of Luke AFB, with peak-hour commute times of 35–55 minutes on I-10 — evaluate your neighborhood location and shift schedule carefully.

Commute Guide: Getting to Luke AFB

Know your route before you sign a lease — distance and drive time vary significantly by neighborhood.

Community	Distance	Commute Time	Primary Route
Glendale (near base)	2–8 mi	10–20 min	Litchfield Rd / Glendale Ave
Litchfield Park	5–10 mi	15–25 min	Camelback Rd / Litchfield Rd
Goodyear (Palm Valley)	8–15 mi	15–30 min	Indian School Rd / I-10
Avondale	10–16 mi	18–30 min	I-10 / McDowell Rd
Surprise	12–20 mi	25–40 min	Waddell Rd / Litchfield Rd
Peoria	14–22 mi	20–35 min	Loop 101 / Bell Rd
Buckeye	20–35 mi	35–55 min	I-10 West

Use Surface Roads

Litchfield Rd and Dysart Rd often move faster than I-10 during peak hours. Learn your shortcuts before week one.

Know Your Gate

Luke AFB has multiple entry points — the right gate can save 10+ minutes depending on your neighborhood.

Early Show Times

A 6:00 AM report time changes everything. Factor your typical duty hours into your neighborhood search, not just the mileage.

 During peak hours, north-south surface roads like Litchfield and Dysart often move faster than I-10.

Schools, Healthcare & Family Lifestyle

The Full Picture of Life in the West Valley



Schools

The West Valley offers strong public school districts with Arizona's open enrollment flexibility for military families.



- **Dysart Unified** serves Surprise and El Mirage with a wide variety of K-12 campuses.
- **Litchfield Elementary** provides well-regarded primary education close to the base.
- **Agua Fria Union High** offers multiple high school campuses with strong extracurricular programs.
- **Peoria Unified** is one of the top-rated districts in the greater Phoenix metro area.

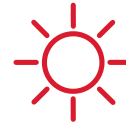


Healthcare

Military families have access to on-base care and a robust civilian medical network throughout the region.



- **Banner Estrella Medical Center** provides full-service hospital care including emergency and specialty services.
- **Luke AFB Clinic** handles primary care, preventive medicine, and referrals for active-duty families.
- **Tricare Network** connects families to civilian specialists and urgent care facilities across the West Valley.



Family Lifestyle

The West Valley is built for families — with open spaces, year-round sunshine, and a welcoming community culture.



- **Hiking trails and desert preserves** offer year-round outdoor adventures just minutes from most neighborhoods.
- **Estrella Falls and P83** provide major retail, dining, and entertainment for the whole family.
- **Youth sports leagues and recreation centers** keep kids active and socially engaged throughout the year.

Arizona Weather & What to Expect

Preparing Your Family for the Desert Climate

Nov – Mar

Mild winters of 60–75°F bring clear skies and endless outdoor adventures — the best season in the Valley.



Jun – Jul

Peak heat reaches 105–115°F, shifting daily life to mornings, evenings, and air-conditioned spaces.



Oct

Temperatures ease to 80–95°F and the Valley comes alive again with festivals, community events, and outdoor life.



Apr – May

Warm spring days climb 80–100°F with wildflowers in bloom — enjoy the outdoors before the summer heat arrives.



Aug – Sep

Monsoon storms bring dramatic haboobs and brief humidity spikes — spectacular to watch, but prepare accordingly.



Surviving Arizona Summers



Shift Your Schedule

Plan all outdoor activities before 8am or after sunset — midday heat is genuinely dangerous for children and pets.



Budget for Cooling

Summer electric bills typically run \$200–\$400/month, so factor this into your housing budget before you arrive.



Service Your AC Early

Schedule HVAC maintenance in March or April — waiting until peak heat means days-long repair wait times.



Haboob Safety

If a dust wall approaches, pull over immediately, turn off your lights, put the car in park, and wait it out.



Good to Know: Most West Valley homes are built for the heat, with high-efficiency HVAC, double-pane windows, and covered patios as standard features.

Common PCS Relocation Mistakes to Avoid

Learn From What Others Wish They'd Known



✗ Signing a Lease Sight Unseen

Committing to a home based only on photos is the most common and costly PCS mistake. Always request a virtual walkthrough or lean on a local agent who can tour it on your behalf.



✗ Underestimating Utility Costs

Arizona summer electric bills frequently run \$200–\$400/month — often far more than what families paid at their previous duty station. Always ask for 12 months of prior utility statements before signing.



✗ Buying Too Quickly

If your timeline allows, renting for 3–6 months first gives you the chance to learn communities, schools, and commutes before locking into a purchase. A short-term rental can save you from a costly mistake on a 30-year mortgage.



✗ Ignoring VA Loan Benefits

Your VA loan entitlement offers no down payment, no PMI, and competitive rates that can save tens of thousands over the life of the loan. Work with a VA-savvy lender early so you're fully informed before house hunting.



✗ Choosing a Home on Price Alone

School quality, HOA structure, and neighborhood trajectory all affect your daily life and resale value far beyond the monthly payment. Ask your agent to walk you through comparable sales and school ratings before you decide.

Clearly Sold Local Insight: The families who navigate PCS moves most successfully are the ones who ask good questions early, lean on trusted local expertise, and resist the pressure to make rushed decisions.



PCS Moving Checklist

Your Step-by-Step Action Plan for a Smooth Arrival



Before You Leave

- ☐ Confirm orders and report date
- ☐ Contact Luke A&FRC early
- ☐ Apply for on-base housing
- ☐ Request children's school records
- ☐ Gather VA loan eligibility docs
- ☐ Get VA lender pre-approval
- ☐ Connect with Clearly Sold advisor
- ☐ Research schools and communities
- ☐ Schedule TMO/PPM coordination
- ☐ Update DEERS address records



Upon Arrival

- ☐ In-process at Luke AFB
- ☐ Tour neighborhoods before committing
- ☐ Drive commute during shift hours
- ☐ Visit and verify schools
- ☐ Confirm Tricare and update PCM
- ☐ Locate commissary, BX, Chapel
- ☐ Connect with Clearly Sold advisor
- ☐ Attend A&FRC resource briefings
- ☐ Explore local recreation areas
- ☐ Join military family networks



PCS Tip: Keep a relocation binder with your orders, VA loan docs, school records, and housing budget so you're ready when things move fast.



Why Work with a Local Real Estate Professional

A military-savvy Clearly Sold advisor gives your family a real advantage from the moment orders arrive.



VA Loan Expertise

Skilled at navigating VA appraisals, Minimum Property Requirements, and funding fee structures. Knows how to position VA offers competitively — even in multiple-offer situations.



Community Knowledge

Deep, honest insight into West Valley neighborhoods, school districts, and commute patterns. Helps your family weigh on-base vs. off-base living based on your priorities.



Military Timeline Awareness

Experienced in adapting the home search to compressed PCS timelines, including remote tours and digital signing. Understands that orders change and builds flexibility into every step.



Post-Tour Planning

Helps families think through rental contingency plans, equity-building strategy, and property management options before the next set of orders arrives. Treats your home as a long-term asset, not just a transaction.

Meet the Founder

Andrew Texidor

**Founder of Clearly Sold | REALTOR® | AI-Certified
Real Estate Professional**

Andrew Texidor has been a licensed real estate professional since 2000, helping Arizona homeowners, homebuyers, and investors navigate important real estate decisions with clarity, professionalism, and integrity.

He founded **Clearly Sold** with a simple belief: homeowners deserve more than a one-size-fits-all approach to selling a home. They deserve clear information, multiple options, modern marketing, and guidance that puts their goals first.

Why Andrew Created Clearly Sold:

“I created Clearly Sold because homeowners deserve transparency, choices, and a real estate experience built around their needs—not a one-size-fits-all sales process.”

Through Clearly Sold, Andrew combines decades of real estate experience with modern technology and consumer-focused solutions to help homeowners better understand their choices and make confident decisions about their next move.

Andrew is also the founder of **Rewarding Heroes**, an initiative dedicated to recognizing and serving healthcare professionals, military members and veterans, first responders, law enforcement, educators, utility workers, and others who serve their communities.





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Connect with Andrew & Rewarding Heroes

Your Personalized Luke AFB PCS Relocation Consultation

Andrew, with Rewarding Heroes and Clearly Sold brokered by HomeSmart, provides honest local guidance so your family lands well in the West Valley. You shouldn't have to navigate your PCS move alone.

"My goal is simple: help your family make a confident, informed housing decision during your PCS move to Luke AFB. Whether you're renting or buying, arriving in 30 days or 6 months, I'm here to give you the honest local guidance you need to land well in the West Valley." — **Andrew**

Schedule Your Luke AFB PCS Relocation Consultation



This ebook is for general educational purposes only and is not legal, financial, tax, or medical advice — please consult qualified professionals for guidance specific to your circumstances.

Clearly Sold brokered by HomeSmart helps homeowners explore convenient, seller-centric home selling solutions designed around their goals, timeline, and life situation.

Andrew Texidor | Realtor | HomeSmart | License # SAA524400000

