

COOPER CITY, FL

Small-Town Heart, Big Family Appeal



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE:

COOPER CITY BY NUMBERS



Population

Home to around **~36,000 residents**, offering a close-knit community feel.

Median Home Price

Homes typically range between **\$475,000 and \$625,000**, making it relatively affordable.

School Rating

A- rated districts that are steadily improving year over year.

Crime Rate

Crime levels are **lower than 80%** the national average, ensuring a safer environment.

City Motto

"A City for **Families**"

Family-Friendly Score

Rated 9/10 for its family-oriented atmosphere and amenities.



WHY COOPER CITY IS SPECIAL FOR FAMILIES?

► A True Small-Town Experience for Families

Cooper City is known as “A City for Families,” offering a rare small-town atmosphere in South Florida. With safe neighborhoods, strong schools, and a close-knit community, it’s a place where families truly feel at home.

01

Family-First Community

Incorporated in 1959, Cooper City was built with families in mind. Neighbors know each other, children play safely outdoors, and community values remain strong.

03

Safe, Livable Neighborhoods

Known for its safety and peaceful streets, Cooper City offers an ideal environment where kids can ride bikes, play outside, and grow up comfortably.

02

Highly Rated Schools

Cooper City is home to some of Broward County’s top-rated public schools, making it a consistent choice for families prioritizing education.

04

Old Florida Charm, Modern Comfort

The city maintains a classic “Old Florida” feel while offering modern amenities, parks, and conveniences—striking the perfect balance for family living.

SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



Cooper City Elementary

- Rating: A
- Grades: K-5
- Special Programs: Gifted program, Technology integration
- Highlights: Small class sizes, strong parent community

Cooper City High School

- Rating: A Grades: 6-12 (unique combined structure)
- Students: ~1,800 total
- Special Programs: Advanced academics, Arts programs
- Benefits: Smaller school feel, continuity for families

Sheridan Hills

- Rating: A Grades: K-5
- Special Programs: Environmental science, Music program
- Note: Some Cooper City students attend based on location

Cooper City High School

- Rating: A Grades: 6-12 (combined middle/high)
- Students: ~1,800 total
- Special Programs: 18 AP courses, Dual enrollment, AICE
- Athletics: Strong sports programs for school size



WHY COOPER CITY SCHOOLS EXCEL?

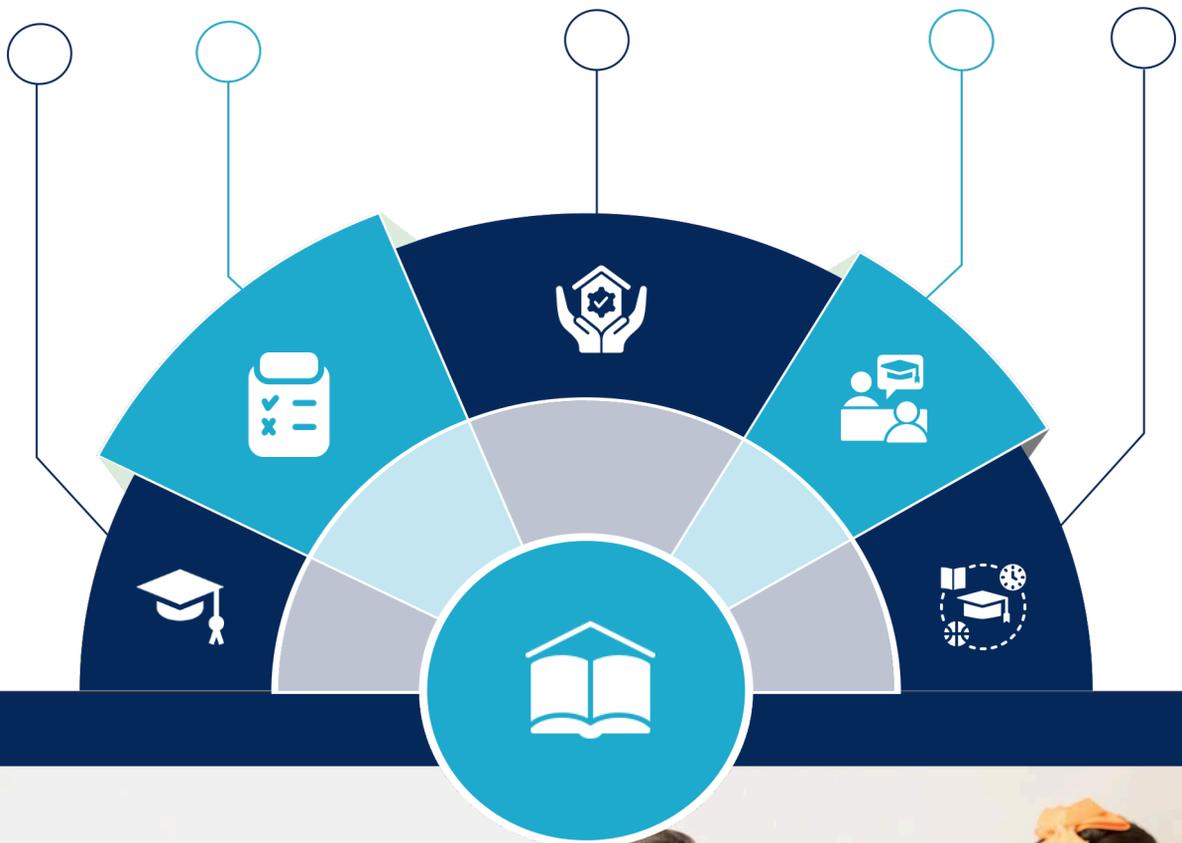
Smaller class sizes mean individual attention

Strong community support and involvement

Teachers often live in the community

Safe, family-friendly school environment

Excellent communication between school and parents



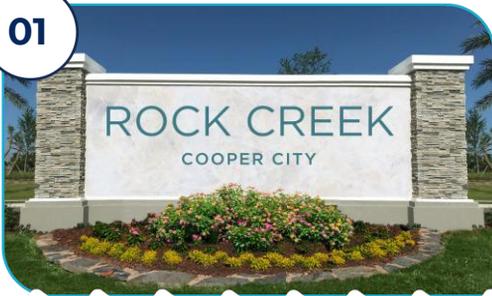
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NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Rock Creek - Estate-Style Living

- Price Range: \$650K - \$950K Home Style: Large estates, Mediterranean and contemporary Features: Spacious lots, luxury amenities, private feel Best For: Families wanting space

02



SunsetLakes - Family-FocusedCommunity

- Price Range: \$450K - \$650K
- Home Style: Traditional family homes, lake views available
- Features: Community amenities, family-friendly atmosphere
- Best For: Growing families, community-oriented living

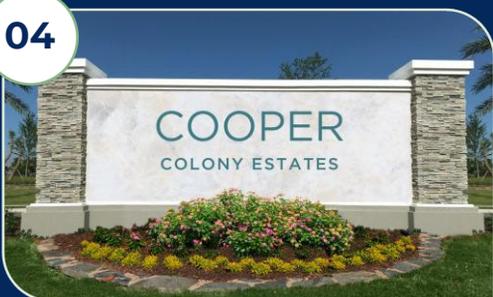
03



FlamingoLakes - WaterfrontLiving

- Price Range: \$525K - \$750K
- Home Style: Waterfront homes, contemporary updates
- Features: Lake access, boat docks, scenic views
- Best For: Families loving water activities

04



CooperColony - AffordableFamilyOption

- Price Range: \$375K - \$500K
- Home Style: Townhomes and smaller single-family
- Features: Entry-level pricing, family-friendly
- Best For: First-time buyers, growing families

FAMILY ACTIVITIES & RECREATION



City Parks & Recreation

Brian Piccolo Park

- 180 acres of family recreation
- Multiple playgrounds for different ages
- Sports fields, tennis courts, and trails

Cooper City Sports Complex

- Baseball and softball fields
- Youth sports headquarters
- Concession facilities
- Community events and tournaments

Flamingo West Park

- Neighborhood park with playground
- Walking trails and open spaces
- Quiet family recreation



Youth Sports Programs

Cooper City Optimist Baseball/Softball:

- Ages 4-18
- Recreational and travel teams
- Strong community support
- Excellent coaching and facilities

Cooper City Soccer Club

- AYSO recreational programs
- Competitive travel teams
- Ages 4-19
- Family-focused club atmosphere

Cooper City Basketball Association

- Youth leagues for all skill levels
- Community center programs
- Summer camps and clinics
- Parent volunteer opportunities

FAMILY ACTIVITIES & RECREATION

Community Events



Annual Events:

- Cooper City Family Fun Day (October)
- Holiday Tree Lighting Celebration
- Easter Egg Hunt and Festival
- Summer movie nights in the park

Monthly Activities:

- City Commission meetings (family-friendly)
- Recreation center programs
- Library story times and activities
- Community clean-up events



SHOPPING, DINING & SAFETY NEARBY



The Shops at Pembroke Gardens

- Target, Best Buy, Barnes & Noble
- Family restaurants and services
- 10 minutes from most Cooper City homes

Local Cooper City Services:

- Small shopping plaza with essentials
- Local restaurants and cafes
- Personal services (hair, nails, etc.)
- Family-owned businesses

Within Cooper City:

- Limited but growing local restaurant scene
- Family pizza places and cafes
- Ice cream shop and bakery

Safety Statistics

- Overall Crime Rate: 82% below national average
- Violent Crime: Extremely rare
- Property Crime: Mainly minor incidents
- Police Response: Average 3-4 minutes

Community Safety Features

- Police: Dedicated Cooper City officers who know the community
- Fire/Rescue: Quick response times, excellent service
- Neighborhood Watch: Active programs in all areas
- Safe Streets: Low traffic, well-maintained roads

TRANSPORTATION & ACCESSIBILITY

Commuting from Cooper City

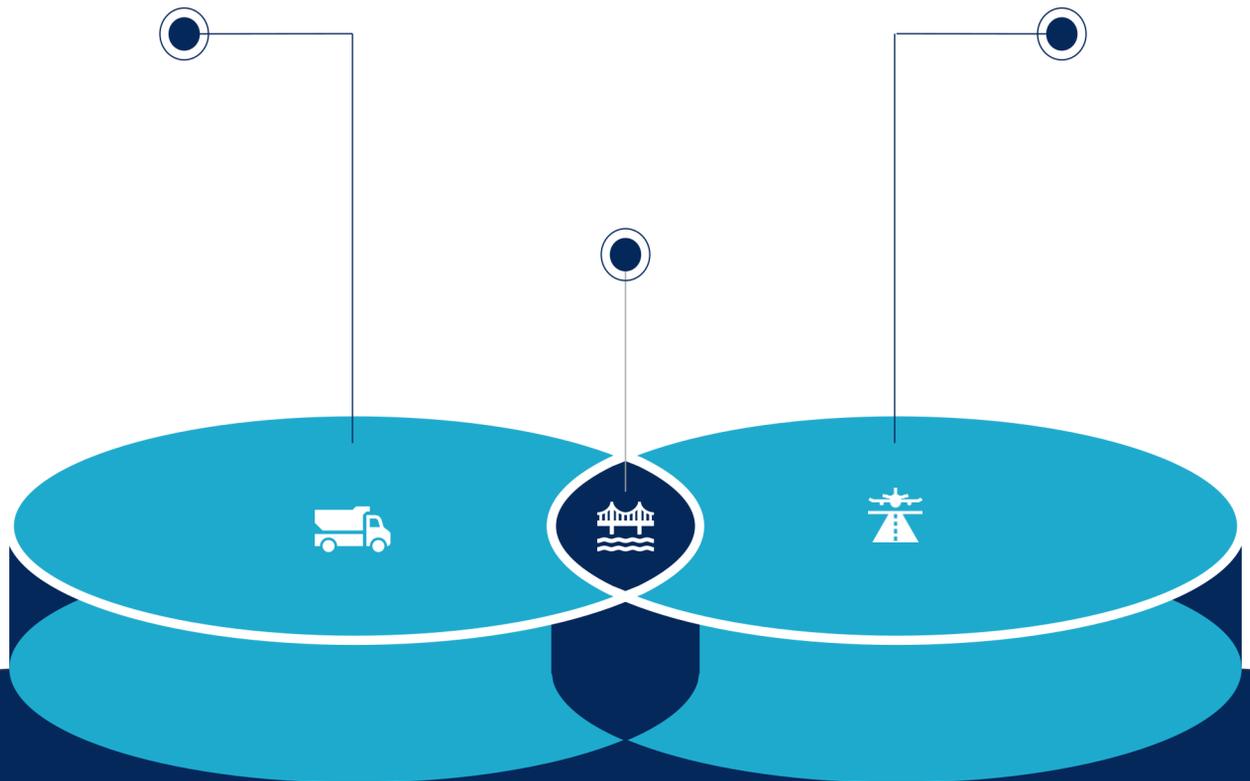
- To Fort Lauderdale: 30-40 minutes
- To Boca Raton: 25-35 minutes
- To Miami Airport: 45-60 minutes
- To Hollywood/Beach: 25-35 minutes

Road Access

- Stirling Road: Major east-west connector
- Flamingo Road: North-south access
- Sheridan Street: Eastern boundary, beach access
- I-75: Western access to state highways
- Florida's Turnpike: 15 minutes to major highway

Family-Friendly Transportation

- Safe sidewalks throughout most neighborhoods
- School bus service to all areas
- Minimal through-traffic (residential focus)
- Easy access to major employment centers



REAL ESTATE MARKET INSIGHTS



- Median Home Price: \$535,000
- Price Appreciation: 5-7% annually
- Days on Market: 30-40 days
- Market Type: Balanced, slight seller advantage

Ultra-Luxury (\$625K+):

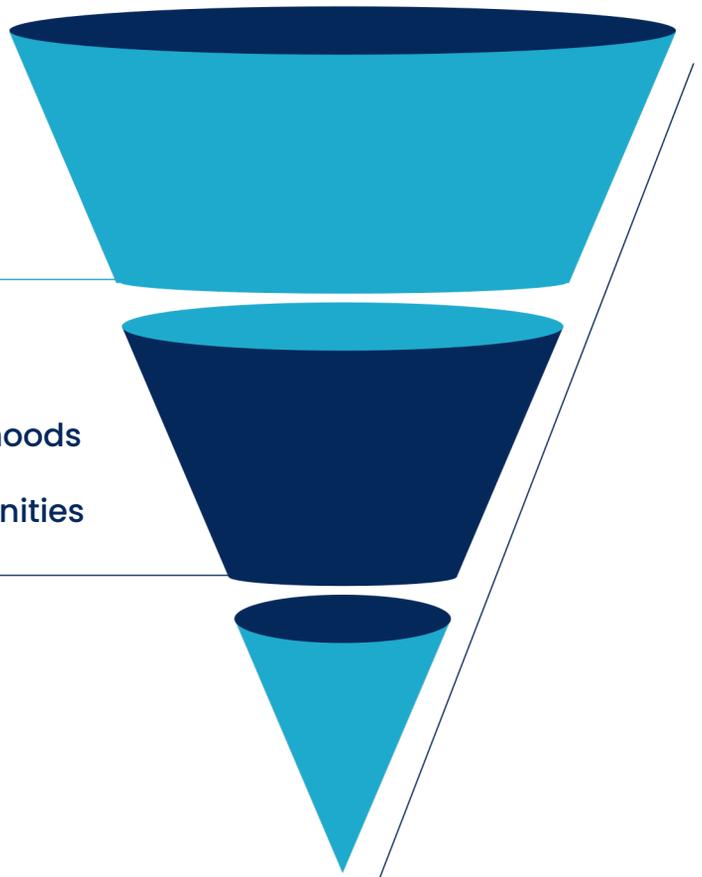
- Golf course and estate properties
- Waterfront homes
- Luxury neighborhoods

Mid-Market (\$475K-\$625K):

- Most single-family neighborhoods
- 3-4 bedroom family homes
- Updated properties with amenities

Entry Level (\$375 - \$475K):

- Townhomes and condos
- Older single-family homes
- Great for first-time buyers



COST OF LIVING ANALYSIS

Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$535K home)	Monthly Mortgage (20% down, 7%)	~\$3,380
—	Property Taxes	~\$560
—	Homeowners Insurance	~\$170
—	HOA Fees (if applicable)	\$100–\$300
—	Total Housing	~\$4,210–\$4,410

Family Living Expenses

Category	Details	Estimated Cost
Family Living Expenses	Childcare / After-school care	\$150–\$300 per week
—	Youth Sports	\$200–\$1,000 per season / child
—	Summer Camps	\$125–\$250 per week
—	Dining Out (family of 4)	\$50–\$80 per meal
—	Utilities (average)	\$140–\$190 per month

HEALTHCARE & SERVICES

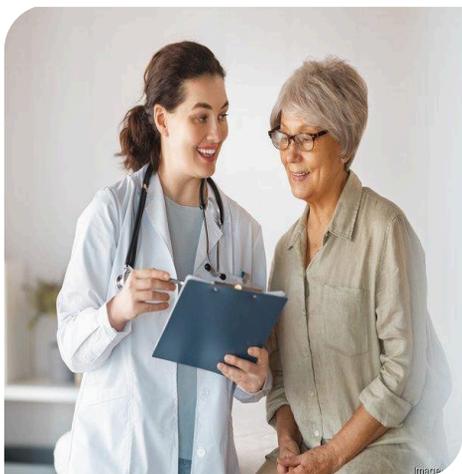


Memorial Hospital Pembroke (10 minutes)

- Full-service hospital
- Emergency and urgent care
- Pediatric services
- Maternity care

Joe DiMaggio Children's Hospital (15 minutes)

- Specialized pediatric care
- Emergency services for children
- Comprehensive children's health services



Local Healthcare

- Multiple pediatric practices
- Family medicine physicians
- Dental and orthodontic care
- Urgent care centers nearby

EDUCATION & ENRICHMENT

Library Services

Cooper City Branch Library

- Children's programs and story times
- Homework help and tutoring
- Community meeting space
- Summer reading programs

Broward College

- Continuing education programs
- Community classes and workshops
- Cultural events and lectures

Nova Southeastern University:

- Higher education opportunities
- Community programs and events
- Cultural and sporting activities



Seasonal Living in Cooper City



Spring (March-May)

- Weather: Perfect for outdoor activities and sports
- Activities: Baseball season, community events, outdoor festivals

MOVING TO COOPER CITY: YOUR COMPLETE GUIDE

60 Days
Plan

School & Community Research:

- Contact Broward County Schools about enrollment
- Research Cooper City High School programs
- Look into youth sports registration deadlines
- Plan visit during school hours to see community

30
Days

Pre-Move Preparation

- Schedule home viewings in preferred neighborhoods
- Research local pediatricians and healthcare
- Connect with Cooper City recreation programs
- Plan moving timeline around school calendar

Moving
Month

Moving Month Essentials

- Complete final walk-through and closing
- Set up utilities and city services
- Register children for school enrollment
- Apply for library cards and recreation programs

First
Month

First Month Integration

- School orientation and meet teachers
- Register for youth sports and activities
- Attend a city commission meeting (surprisingly family-friendly!)
- Explore Brian Piccolo Park and city facilities
- Connect with neighbors and community groups

PARENT RESOURCES & COMMUNITY

Digital Resources

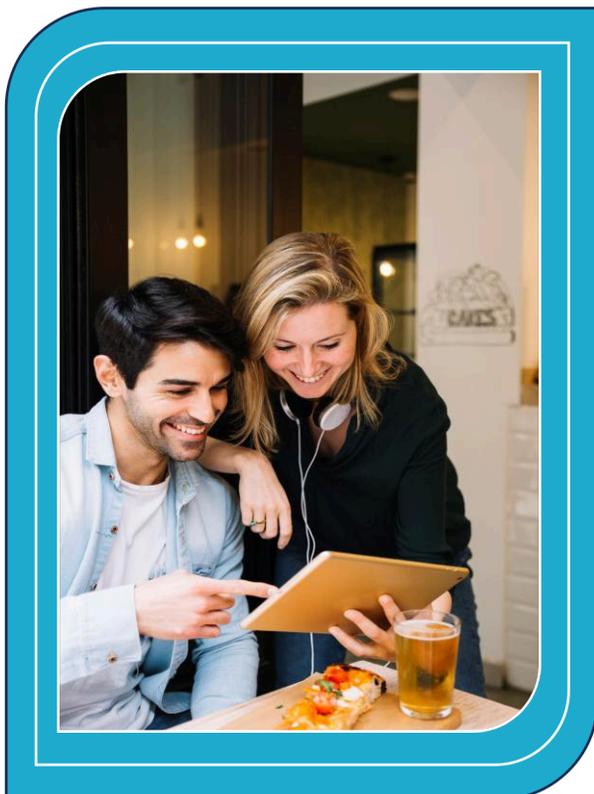
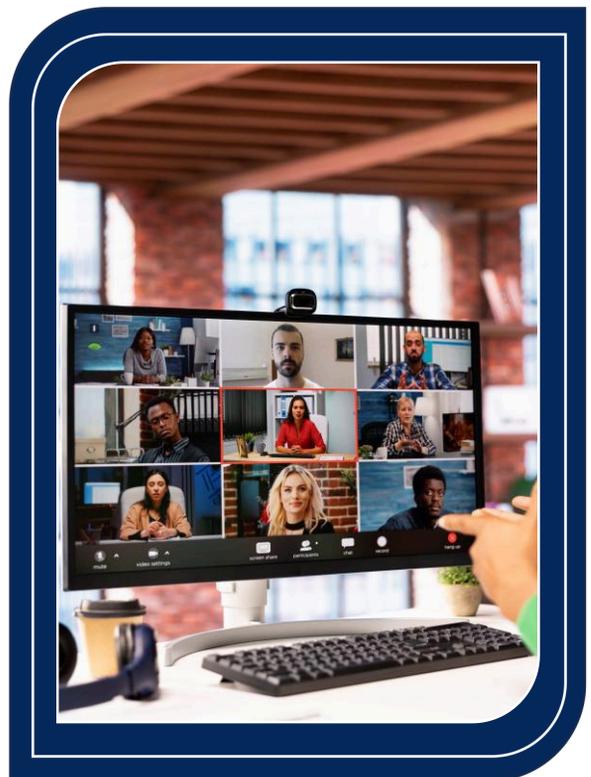
- Village services and community City of Cooper City Website: CooperCity.org
- Recreation program information
- Community event calendar

Social Media Groups:

- "Cooper City Moms & Dads" Facebook Group
- "Cooper City Community" Facebook Group

Apps to Download:

- NextDoor (neighborhood updates and recommendations)
- Broward County Schools app



Community Organizations

For Parents:

- PTA involvement at Cooper City High School
- Youth sports coaching and team management
- City volunteer programs and committees
- Community event planning and support

For Families:

- Library volunteer programs
- Environmental beautification projects
- Community festivals and celebrations

FREQUENTLY ASKED QUESTIONS ANSWERS



01

Is Cooper City too small for growing families?

Not at all! The small size creates a strong community feel while still offering excellent schools, parks, and activities. Plus, Pembroke Pines shopping & dining are just minutes away.

02

Are there enough activities for teenagers?

Yes! Between school programs, sports, Brian Piccolo Park activities, and nearby entertainment options, teens have plenty to do.

03

What about resale value?

Cooper City has shown consistent appreciation, and the small-town character is becoming increasingly valuable as South Florida becomes more developed.

04

Is it diverse enough?

Cooper City has grown more diverse over the years while maintaining its small-town character. The community welcomes families from many backgrounds.

THE VERDICT: IS COOPER CITY RIGHT FOR YOUR FAMILY?

Choose Cooper City if you value:

- Small-town community where everyone knows each other
- Safe environment where kids can be independent
- Excellent schools with personal attention
- Strong family values and community involvement
- Good value for your housing dollar

Consider other options if you:

- Prefer urban lifestyle and nightlife
- Want luxury amenities and gated communities
- Need extensive shopping and dining within walking distance
- Require the highest-rated schools exclusively

Cooper City is perfect for families who:

- Want to be part of a real community
- Value safety and small-town feel
- Appreciate personal relationships with teachers and neighbors
- Like community events and local involvement



REAL



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THANK YOU!



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