

# PARKLAND, FL

Master-Planned Excellence for Every Lifestyle



**SASHA VALDES**

AIROS HOMES AT REAL BROKER, LLC

# AT A GLANCE:

# PARKLAND BY NUMBERS



## Population

Home to around **35,000 residents**, offering a close-knit community feel.

## Median Home Price

Homes typically range between **\$550,000 and \$750,000**, making it relatively affordable.

## School Rating

**A+ rated** districts that are steadily improving year over year.

## Crime Rate

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

## Established

Incorporated **1963**, major development 1990s+

## Family-Friendly Score

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

# WHY EVERYONE LOVES PARKLAND

## ► Where Nature and Neighborhood Come Together:

Parkland truly lives up to its name, offering a peaceful, park-like setting that feels open, green, and welcoming. Its thoughtful planning and protected landscapes create a calm, family-oriented environment.

### 01

#### Preserved Natural Canopy

Strict building codes require developers to protect mature trees, keeping the city lush and shaded.

### 03

#### Quiet, Residential-Only Streets

With no commercial development along major neighborhood roads, families enjoy cleaner, quieter, and safer streets.

### 02

#### Outdoor Lifestyle at Its Best

Parkland features miles of equestrian trails, greenways, and nature preserves — perfect for walking, biking, and outdoor activities.

### 04

#### Modern Homes Built for Families

Most communities offer newer construction, modern layouts, smart-home features, and family-friendly neighborhood designs.

# SCHOOLS: SOLID EDUCATION WITH GROWING EXCELLENCE



## Elementary Schools

- Heron Heights Elementary
- Rating: A+
- Grades: K-5
- Opened: 2018 (brand new facilities!)
- Special Programs: STEM academy, Gifted program
- Why Parents Love: State-of-the-art technology

## Park Trails Elementary

- Rating: A
- Grades: K-5
- Special Programs: Technology integration, Dual language
- Highlights: Established reputation, strong parent community

## Riverglades Elementary

- Rating: A+
- Grades: K-5
- Special Programs: Environmental science focus, Arts integration
- Highlights: Beautiful campus, nature-based learning

## Marjory Stoneman Douglas High School

- Rating: A+
- Grades: 9-12
- Students: ~3,200
- Special Programs: IB Program, 25+ AP courses, Medical Academy
- Athletics: State championship teams in multiple sports



# WHY PARKLAND SCHOOLS EXCEL

Newest facilities with cutting-edge technology

Highly qualified teachers (many with advanced degrees)

Strong community support and involvement

Excellent student-teacher ratios

Comprehensive extracurricular programs



# NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



## Heron Bay - Master-Planned Luxury

- Price Range: \$650K - \$1.2M
- Home Style: Contemporary and Mediterranean estates
- Amenities: Golf course, clubhouse, tennis, resort-style pools
- Best For: Families wanting luxury living

02



## Parkland Golf & Country Club

- Price Range: \$600K - \$950K
- Home Style: Golf course homes, varied architectural styles
- Amenities: Championship golf, clubhouse dining, tennis
- Best For: Golf enthusiasts, families who love entertaining

03



## Parkland Isles - Waterfront Community

- Price Range: \$700K - \$1.1M
- Home Style: Waterfront estates, contemporary design
- Features: Lake views, private docks, large lots
- Best For: Families loving water activities and privacy

04



## Parkside - Family-Focused Community

- Price Range: \$500K - \$700K
- Home Style: Traditional family homes, Luxury living
- Amenities: Community pools, playgrounds, walking trails
- Best For: Growing families seeking community feel

# FAMILY ACTIVITIES & RECREATION



## Natural Areas & Parks

### Pine Trails Park

- 130 acres of preserved wilderness
- Nature trails and boardwalks
- Environmental education center
- Perfect for family hikes and nature study

### Parkland Equestrian Center

- Horse boarding and lessons
- Riding trails throughout the city
- Youth equestrian programs
- Horse shows and events

### Parkland Tennis Center

- 6 lighted tennis courts
- Youth tennis programs and camps
- Adult leagues and tournaments
- Professional instruction available



## Youth Sports Programs

### Parkland Baseball Association

- Little League and travel teams
- Ages 4-18
- Excellent facilities and coaching

### Parkland Soccer Club

- Recreational and competitive soccer
- Ages 3-18
- Strong community support

### Parkland Basketball Association

- Youth leagues for all skill levels
- Indoor facilities
- Skill development programs

# FAMILY ACTIVITIES & RECREATION

## Community Events

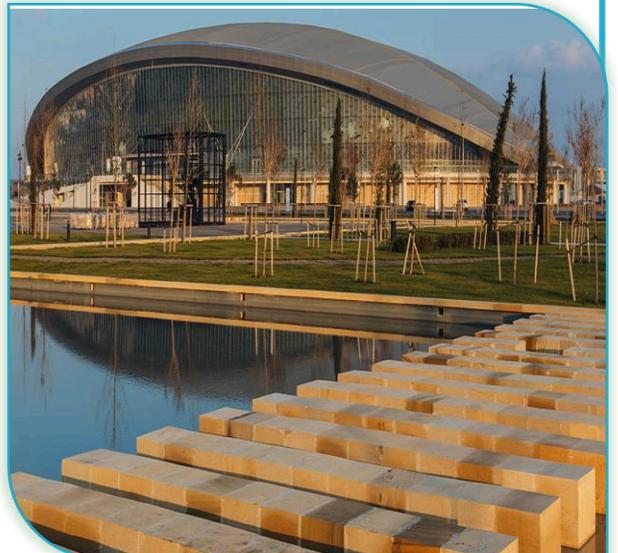


### Parkland Community Center:

- Fitness facilities and classes
- Youth programs and summer camps
- Birthday party facilities
- Senior programs and activities

### Parkland Aquatic Center

- Competition-size pool
- Children's play area
- Swimming lessons and teams
- Water fitness programs



# SHOPPING & DINING NEARBY



## The Promenade at Coconut Creek (10 minutes)

- Upscale shopping and dining
- Target, Best Buy, Barnes & Noble
- Family restaurants and entertainment

## Coral Square Mall (15 minutes)

- Traditional mall with 100+ stores
- Food court and family dining
- Movie theater

## Whole Foods & Publix (5-10 minutes)

- Multiple grocery options
- Organic and specialty foods
- Convenient neighborhood shopping

## Within Parkland:

- Upscale shopping and dining
- Target, Best Buy, Barnes & Noble
- Family restaurants and entertainment

## Coral Square Mall (15 minutes)

- Seasons 52 (healthy, seasonal menu)
- BurgerFi (gourmet burgers, family-friendly)
- Bahama Breeze (Caribbean-inspired, great for families)
- Multiple chain restaurants and local favorites

# TRANSPORTATION & ACCESSIBILITY

## Commuting Options

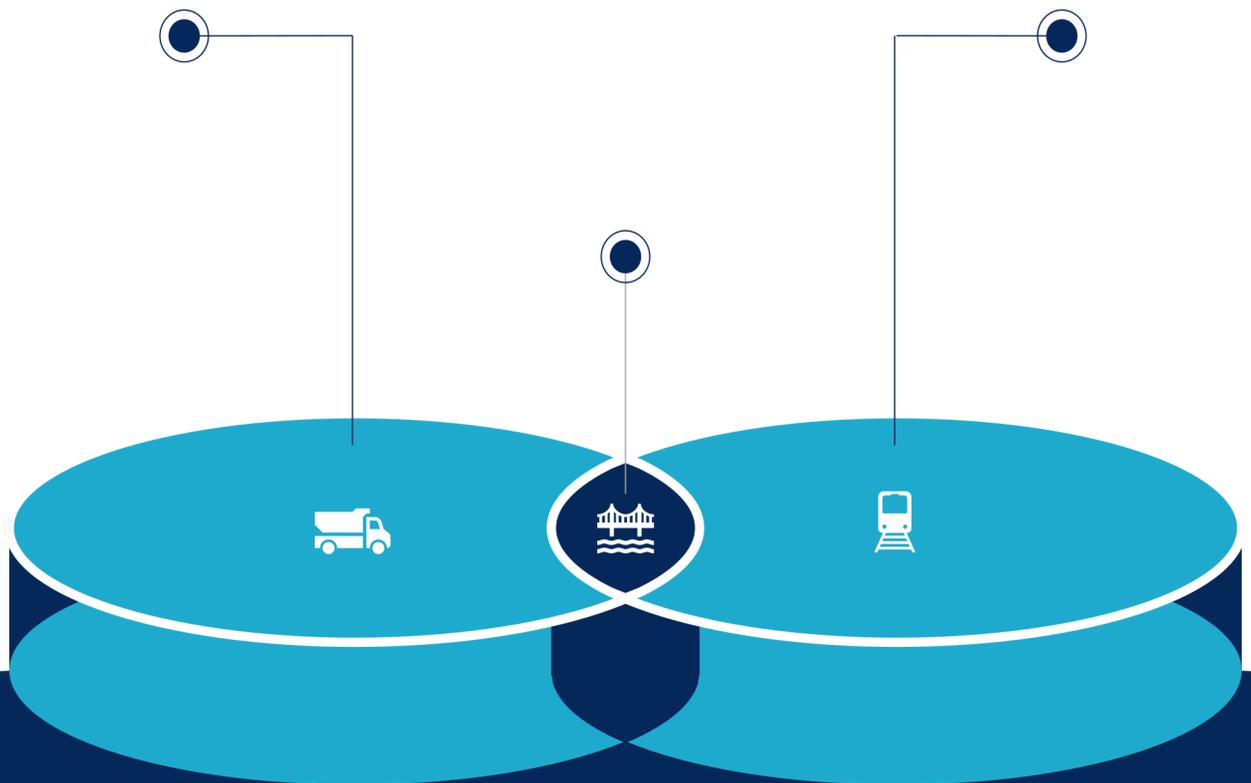
- To Fort Lauderdale: 35-45 minutes
- To Boca Raton: 20-30 minutes
- To Miami Airport: 55-70 minutes
- To West Palm Beach: 35-45 minutes

## Major Road Access

- Coral Springs Drive: Direct connection to Sawgrass Expressway
- Sample Road: East-west corridor to beaches
- University Drive: North-south access Parkside
- Drive: Internal circulation

## Family Transportation

- Safe sidewalks and bike paths throughout
- School bus service to all neighborhoods
- Easy access to airports and employment centers



# REAL ESTATE MARKET INSIGHTS



- Median Home Price: \$625,000
- Price Appreciation: 4-7% annually
- Days on Market: 25-35 days
- Market Condition: Balanced, with seasonal variations

## Upper Market (\$800K+):

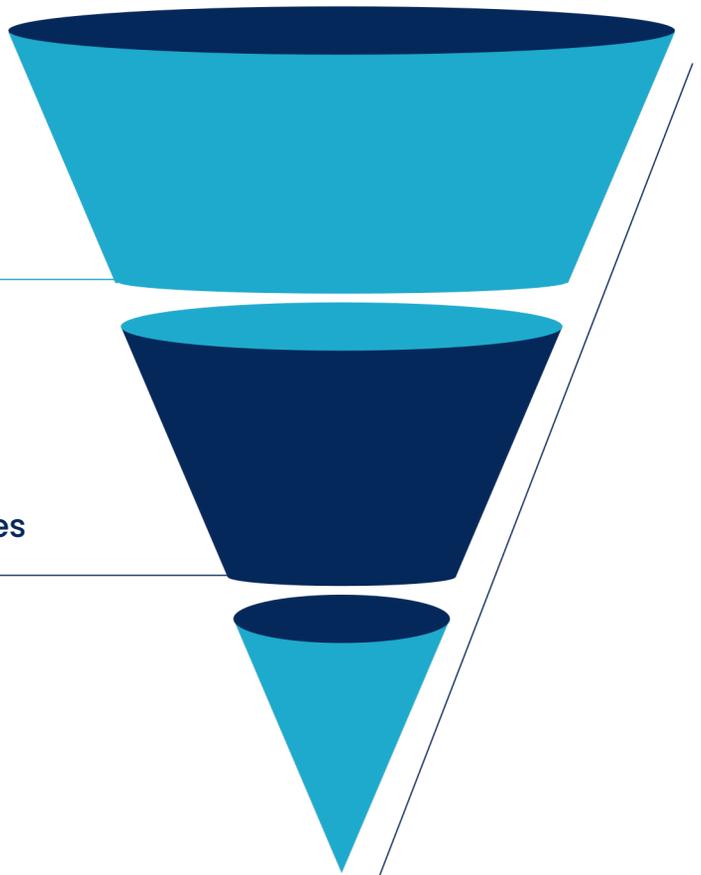
- Golf course and waterfront properties
- Custom homes on large lots
- Premium amenities

## Mid-Market (\$600K-\$800K):

- Most single-family neighborhoods
- 4-5-bedroom homes
- Modern amenities and features

## Entry Level (\$800K):

- Townhomes and smaller single-family homes
- Older sections of established neighborhoods
- Great for first-time buyers in Parkland



# COST OF LIVING ANALYSIS

## Housing Costs

Category	Details	Estimated Cost
Housing Costs (Example \$625K home)	Monthly Mortgage (20% down, 7%)	\$3,950
-	Property Taxes	\$650
-	Homeowners Insurance	\$185
-	HOA Fees (varies by community)	\$200-\$500
-	Total Housing	\$4,985-\$5,285

## Family Living Expenses

Category	Details	Estimated Cost
Housing Costs (Example \$625K home)	Private School (optional)	\$12K-\$22K per child annually
-	Youth Sports / Activities	\$400-\$2,000 per season per child
-	Summer Camps	\$175-\$350 per week
-	Dining Out (family of 4)	\$70-\$110 per meal
-	Utilities (average)	\$160-\$220 per month

# HEALTHCARE & SERVICES



## Northwest Medical Center (20 minutes)

- Comprehensive medical services
- Maternity and pediatric care
- Specialized treatments



## Coral Springs Medical Center (15 minutes)

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



## Boca Raton Regional Hospital (25 minutes)

- Level I trauma center
- Specialized children's services
- Research and advanced treatments
- Pediatric & Family Care

# ARTS, CULTURE & EDUCATION

## Cultural Attractions

### Parkland Amphitheater (Pine Trails Park)

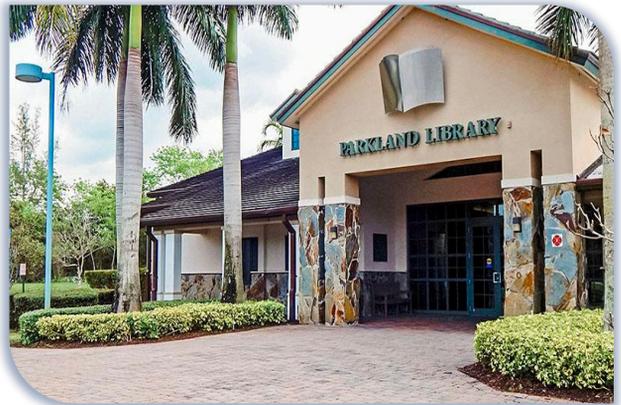
- Outdoor concerts
- Seasonal festivals and community events
- Family-friendly movie nights and performances

### Parkland Equestrian Center

- Horse shows & riding demonstrations
- Youth equestrian programs
- Community equestrian events

### Parkland Library & Cultural Center

- Children's storytime
- Art workshops and educational classes
- Local cultural events and community gatherings



## Adult Education & Enrichment



### Parkland Library

- Adult book clubs & learning workshops
- Educational seminars and speaker events
- Technology, arts, and hobby classes

# MOVING TO PARKLAND: YOUR COMPLETE GUIDE

60 Days  
Plan

## Action Plan

- Determine budget and get pre-approved
- Research neighborhoods based on lifestyle preferences
- Contact top-rated Parkland real estate agents
- Visit during different seasons to experience community

30  
Days

## School & Activity Planning

- Contact school district about enrollment procedures
- Research specific schools and programs
- Plan timing around school calendar if possible
- Connect with current parents for insights

Moving  
Month

## Community Integration

- Join Parkland parent Facebook groups
- Research youth sports and activity registration
- Look into community center programs
- Plan visits to explore amenities

First  
Month

## First Month Essentials

- Attend school orientations
- Register for recreation programs
- Connect with neighbors
- Explore parks and trails
- Find pediatrician and healthcare providers

# PARENT RESOURCES & COMMUNITY

## Essential Digital Resources

- City of Parkland Website: [Parkland-fl.gov](http://Parkland-fl.gov)
- City services and information
- Recreation program registration
- Community event calendar

## Social Media Groups:

- "Parkland Moms" Facebook Group
- "Parkland Community" Facebook Group
- "Parkland Families Network"

## Apps to Download:

- Broward County Schools app
- Parkland Recreation app



## Community Organizations

### For Parents:

- PTA/PTO involvement at schools
- Youth sports coaching and volunteering
- Community center programming
- Environmental preservation groups

### For Families:

- Community events and festivals
- Environmental education programs
- Sports and recreation leagues
- Cultural and arts programs

# FREQUENTLY ASKED QUESTIONS ANSWERS



01

Is Parkland too expensive for most families?

While Parkland has higher home prices, the value proposition is strong considering the schools, safety, and community amenities. There are options starting around \$500K.

02

Are the schools really improving?

It's 55-70 minutes depending on traffic and destination. Many families find the trade-off worth it for the lifestyle and schools.

03

What about hurricane preparedness?

Parkland's inland location and newer construction offer good protection. The city has excellent emergency management, and most communities are well prepared

04

How new is "new" in Parkland?

Most neighborhoods were built from the 1990s onward, with many homes from 2000s-2010s. You'll find modern construction with contemporary features.

# THE VERDICT: IS PLANTATION RIGHT FOR YOUR FAMILY?

Choose Parkland if you want:

- Top-rated schools and newest facilities
- Safety and security as top priorities
- Modern homes with contemporary features
- Nature-focused, park-like community
- Small-town feel with big-city access

Consider other options if you:

- Need to stay under \$500K budget
- Prefer urban/downtown lifestyle
- Want walkable shopping and dining
- Need shorter commute to Miami

Parkland is perfect for families who:

- Prioritize children's education above all
- Appreciate newer construction and modern amenities
- Enjoy outdoor activities and nature
- Want a safe, family-focused community



REAL



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**THANK YOU!**



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