

CORAL SPRINGS

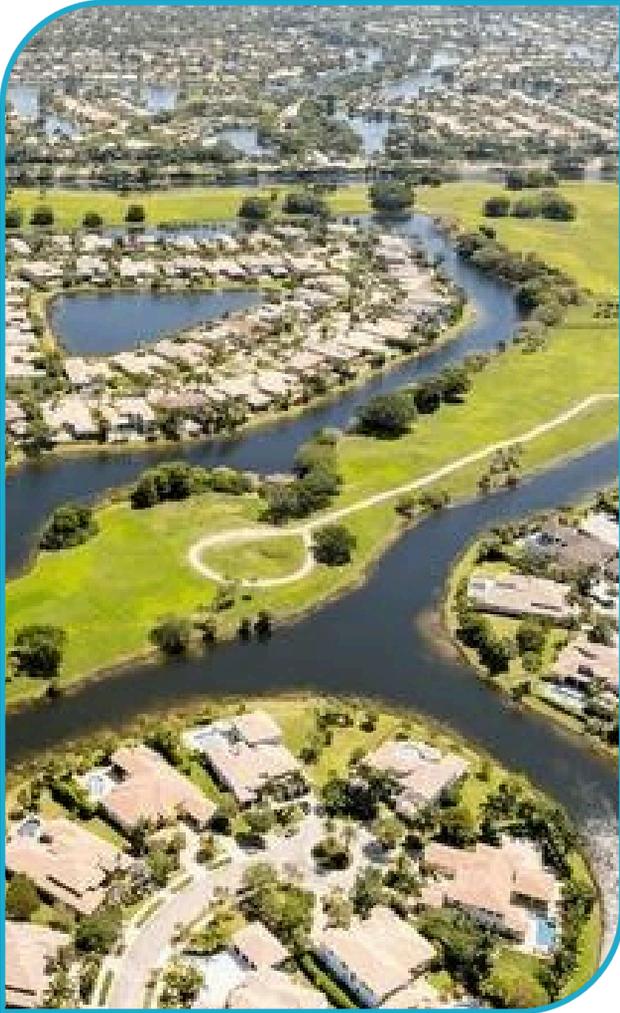
Master-Planned Excellence for Every Lifestyle



SASHA VALDES

AIROS HOMES AT REAL BROKER, LLC

AT A GLANCE: CORAL SPRINGS 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 **78% lower** than the national average, ensuring a safer environment.

Commute

Just a **25–30 minutes** drive to Fort Lauderdale for work or leisure.

Family-Friendly Score

Rated 10/10 for 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 well, 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

- Coral Springs Elementary (A rating)
- Forest Hills Elementary (A rating)
- Westchester Elementary (A- rating)
- Riverside Elementary (A rating)

Middle Schools:

- Coral Springs Middle School (A rating)
- Ramblewood Middle School (A- rating)

High Schools:

- Coral Springs High School (A rating) - IB Program
- Taravella High School (A rating) - Medical Academy

Broward College (5 minutes away)

- Associate degrees and certifications
- Career training and workforce development
- ESL and adult education programs
- Affordable tuition, flexible schedules

Nova Southeastern University

- Undergraduate and graduate programs
- Professional development courses
- Community education and enrichment
- Research opportunities

Adult Learning Opportunities:

- Coral Springs Library programs
- Community education classes
- Art and music instruction
- Technology

WHY PEOPLE CHOOSE CORAL SPRINGS?

Newest facilities with cutting-edge technology

Highly qualified teachers (many with advanced degrees)

Strong community support and involvement

Excellent student - teacher ratios

Extra-curricular programs



NEIGHBORHOODS: OPTIONS FOR EVERY BUDGET

01



Ramblewood (Condos/Townhomes)

- Price Range: \$200K-\$325K
- Best For: First-time buyers, investors, retirees
- Features: Gated communities, pools, low maintenance
- Lifestyle: Lock-and-leave convenience

02



Turtle Run

- Price Range: \$450K-\$650K
- Best For: Active adults, young families, professionals
- Amenities: Community pools, tennis courts, clubhouse
- Lifestyle: Resort-style living, social activities, low maintenance

03



Forest Hills (Updated Homes)

- Price Range: \$425K-\$575K
- Best For: Families, professionals, couples & Adults
- Features: Updated homes, tree-lined streets, good schools
- Lifestyle: Established neighborhood character

04



Cypress Glen

- Price Range: \$475K-\$700K
- Best For: Professionals, active adults, modern lifestyle seekers
- Amenities: Resort-style pools, fitness center, clubhouse
- Lifestyle: Contemporary living, low maintenance, social

LIFESTYLE & RECREATION FOR EVERYONE



Fitness & Wellness Culture

Public Facilities

- Olympic pool, diving, lap swimming
- Basketball, volleyball, fitness classes
- Free outdoor workouts
- Safe cycling throughout the city

Gyms & Studios:

- Multiple locations, budget-friendly
- Boutique fitness experiences
- Multiple styles from hot yoga to
- Serious training communities

Outdoor Recreation:

- 93 acres for hiking, nature walks
- 76 acres with trails, sports fields
- Multiple groups for all paces and distances
- Road cycling and mountain biking



Dining Scene: From Casual to Upscale

Upscale Dining:

- Fresh seafood, upscale atmosphere
- Authentic Italian, date night favorite
- Contemporary Italian, wine bar
- Healthy seasonal menu, sophisticated

Plantation Soccer:

- Local institution, casual sports bar
- Gourmet burgers, eco-conscious
- Local chain, great happy hours
- Extensive menu, craft beers

International Flavors:

- Breakfast and brunch favorite
- Local roaster, great atmosphere
- Reliable cafe option
- New York-style options

FAMILY ACTIVITIES & RECREATION

Arts, Culture & Entertainment



Cultural Attractions:

- Theater, concerts, comedy shows
- Monthly exhibitions
- Rotating exhibitions, classes
- Free concerts and performances

Entertainment Options:

- Shopping, dining, movies (10 minutes)
- Traditional shopping, entertainment
- Outlet shopping (15 minutes)
- Nightlife & entertainment (30 minutes)



BUSINESS & CAREER OPPORTUNITIES



Corporate Presence

Major Employers in/near Coral Springs:

- **City of Coral Springs:**
Government, public sector jobs
- **Broward Health Coral Springs:**
Healthcare careers
- **Charter Schools USA:**
Education administration
- **Multiple Corporate Offices:**
Growing business district along University Drive

Nearby Employment Centers:

- **Fort Lauderdale (30 min):**
Financial services, tech, law firms
- **Boca Raton (25 min):** Corporate headquarters, healthcare
- **Pompano Beach (20 min):**
Manufacturing, distribution
- **Miami (60 min):** International business, finance

Entrepreneurship & Small Business

Why Entrepreneurs Choose Coral Springs:

- **Lower Operating Costs:**
Affordable commercial real estate
- **Growing Population:**
Built-in customer base of 134,000+
- **Business-Friendly:**
City support for small businesses
- **No State Income Tax:**
More profit to reinvest

Coworking & Office Options:

- **The Hub:** Collaborative workspace in city center
- **Regus/Spaces:** Professional office solutions nearby
- **Executive Suites:**
Multiple locations with flexible terms
- **Home Office Culture:**
Growing remote work community

TRANSPORTATION & COMMUTING

Commute Times

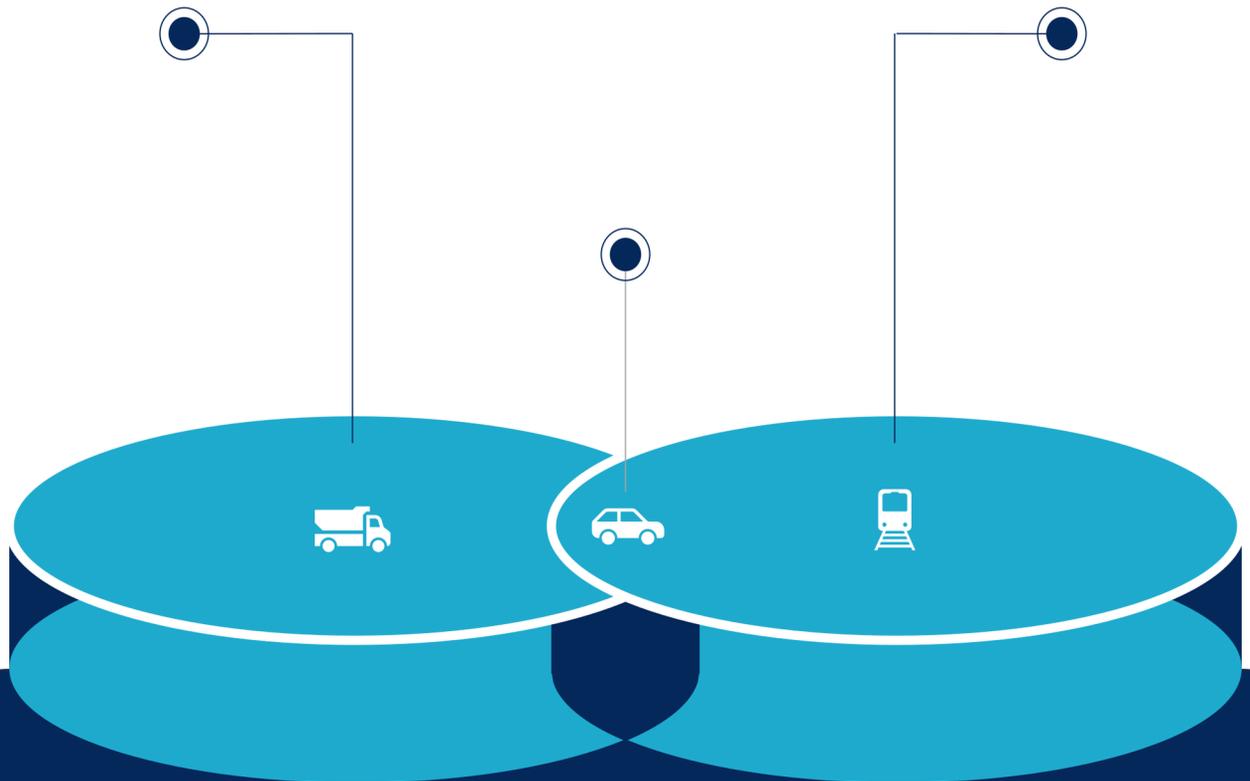
- To Fort Lauderdale: 30-40 minutes
- To Boca Raton: 20-30 minutes
- To Miami: 60-75 minutes
- To Palm Beach: 40-50 minutes

Car Ownership

- Recommended: Yes, most residents have at least one car
- Parking: Abundant and mostly free throughout the city
- Traffic: Manageable except rush hours (7-9am, 4-7pm)

Public Transportation

- Broward County Transit: Multiple bus routes through Coral Springs
- Tri-Rail Connection: Cypress Creek station (15 minutes)
- Ride-Sharing: Uber/Lyft readily available, reasonable rates



REAL ESTATE MARKET OVERVIEW



Real

Upper Market (\$600K+):

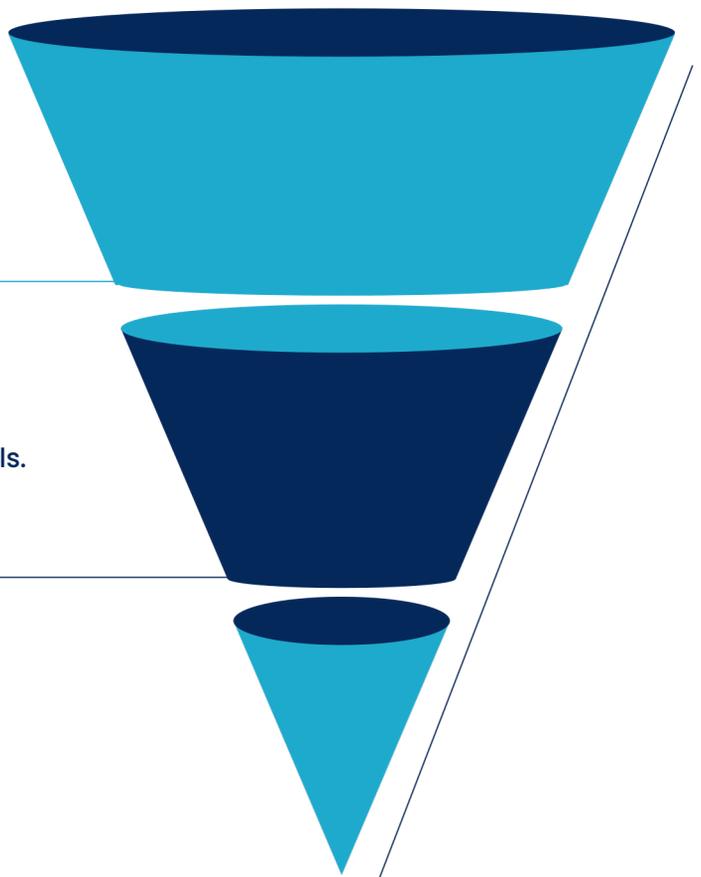
- Luxury homes in Cypress Glen & The Woodlands.
- Golf, tennis, and resort-style amenities.
- Upscale, private, and social living.

Mid-Market (\$400K-\$550K):

- Family homes in Turtle Run & Forest Hills.
- Community pools, parks, and schools.
- Balanced suburban lifestyle with convenience.

Entry Level

- Condos in Ramblewood & Forest Hills.
- Affordable, low-maintenance options.
- Ideal for first-time buyers or investors.



COST OF LIVING: REAL NUMBERS

Housing Comparison

Location Compared To Coral Springs	% Less Expensive	Notes
Boca Raton	30-40%	Better value for similar amenities
Fort Lauderdale Beach	40-50%	Significantly more affordable
Weston	15-20%	Slightly lower housing cost
Parkland	10-15%	Comparable lifestyle at a lower price

Monthly Budget Overview

Profile	Housing (Rent/Mortgage)	Utilities	Transportation	Food/Dining	Other (Entertainment, etc.)	Total Monthly Cost (USD)
Single Professional	\$1,600 - \$2,200	\$150 - \$200	\$400 - \$600	\$400 - \$600	\$200 - \$400	\$2,750 - \$4,000
Young Couple (No Kids)	\$2,200 - \$3,500	\$180 - \$250	\$600 - \$900	\$600 - \$900	\$300 - \$500	\$3,880 - \$6,050
Family of Four	\$3,000 - \$4,500	\$250 - \$350	\$800 - \$1,200	\$1,000 - \$1,500	\$400 - \$800	\$5,450 - \$8,350
Active Retirees	\$2,000 - \$3,500	\$200 - \$300	\$300 - \$500	\$600 - \$1,000	\$400 - \$800	\$3,500 - \$6,100
Average Range (All Profiles)	\$2,200 - \$3,600	\$200 - \$300	\$525 - \$800	\$650 - \$1,000	\$325 - \$625	\$3,400 - \$6,000

HEALTHCARE & WELLNESS



Specialized Care:

- **Urgent Care Centers:** Multiple locations for quick care
- **Diagnostic Centers:** MRI, CT, lab services throughout city
- **Physical Therapy:** Multiple clinics for rehabilitation



Primary Hospitals:

- **Broward Health Coral Springs:** Full-service hospital, emergency care
- **Coral Springs Medical Center:** Comprehensive services, specialized care
- **Northwest Medical Center (nearby):** Level II trauma center



For Active Adults:

- **Geriatric Specialists:** Multiple practices focused on senior care
- **Rehabilitation Centers:** Post-surgery and injury recovery
- **Wellness Centers:** Holistic health and preventive care

SEASONAL LIVING GUIDE

Cultural Attractions

Summer (May–Oct)

- Weather: Hot, humid, storms
- Lifestyle: Indoor focus, pool time
- Benefits: Fewer tourists, local deals
- Activities: Aquatic complex, indoor fitness

Fall (Nov–Dec)

- Weather: Cool, pleasant
- Lifestyle: Outdoor activities return
- Benefits: Ideal weather, outdoor dining
- Activities: Parks, festivals, markets

Winter (Jan–Mar)

- Weather: Perfect, low humidity
- Lifestyle: Peak outdoor season
- Benefits: Best climate, many events
- Activities: Beaches, festivals, outdoor fun

Spring (Apr–May)

- Weather: Warm, humid rising
- Lifestyle: Active, scenic season
- Benefits: Blooming views, mild heat
- Activities: Sports, nature walks, events

Visuals



MOVING TO CORAL SPRING: YOUR ACTION PLAN

60 Days
Plan

Research & Preparation

- Research neighborhoods, schools, and amenities
- Explore housing options (rent or buy)
- Visit Coral Springs to get a feel for the area
- Get pre-approved for a mortgage or arrange lease
- Research healthcare, fitness centers, and clubs

30
Days

Final Arrangements

- Finalize your new home or apartment
- Book movers and plan logistics
- Set up utilities, internet, and essential services
- Transfer medical and school records (if applicable)

Moving
Month

Settle & Connect (After Move-In)

- Explore nearby restaurants, parks, and attractions
- Join gyms, community groups, or networking events
- Attend local festivals and family-friendly activities
- Register for schools, clubs, or community programs

First
Month

Move-In & Essentials

- Research neighborhoods, schools, and amenities
- Compare housing options (rent or buy)
- Explore healthcare, fitness, and social clubs
- Visit Coral Springs to understand lifestyle

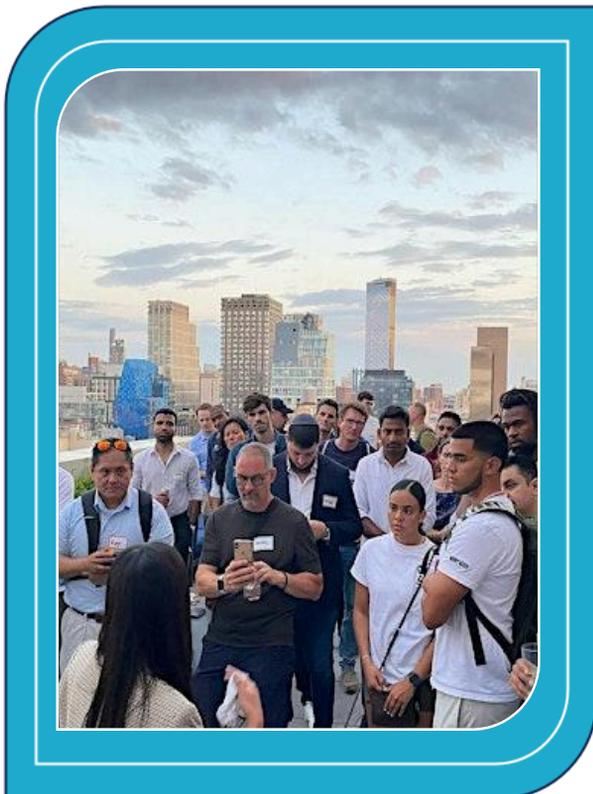
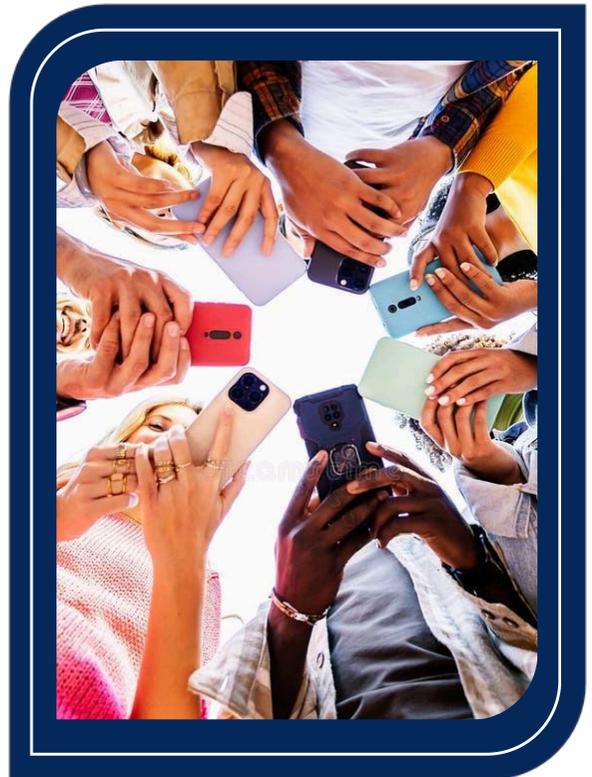
COMMUNITY RESOURCES & CONNECTIONS

Essential Digital Resources:

- CoralSprings.org: City services, events, recreation programs
- Broward.org: County services and information
- Coral Springs Talk: Community news and updates

Social Media:

- "Coral Springs Community" Facebook Group: 40K+ members
- "Coral Springs Professionals" LinkedIn Group
- "Coral Springs Young Professionals" Meetup
- "Coral Springs Foodies" Facebook Group information



Networking & Community Groups

For Families:

- Parent groups through schools
- Youth sports organizations
- Scouting programs
- Community theater and arts programs

Professional:

- Coral Springs Chamber of Commerce
- Young Professionals of Coral Springs
- Business Network International (BNI) chapters
- Industry-specific associations

FREQUENTLY ASKED QUESTIONS ANSWERS



01

Can I afford to live in Coral Springs on a single income?

Yes! Condos and townhomes start around \$200K or rent for \$1,500–\$2,000/month, making it one of the most affordable quality areas in South Florida.

02

What are typical rental returns for investors?

Single-family homes yield 5–7% gross, and condos 6–8% gross. After expenses, expect 4–6% net returns — a solid opportunity in a balanced market.

03

Is Coral Springs safe and good for outdoor living?

Very safe! The city is known for its walkability, bike paths, and low crime rates. It's perfect for outdoor lifestyles with parks, golf, and community recreation.

04

How bad is hurricane season really?

It's manageable. Being inland reduces the risk, and homes are built with impact windows. The city has strong emergency systems — locals handle it with ease.

THE BOTTOM LINE: IS CORAL SPRINGS RIGHT FOR YOU?

Why Choose Coral Springs:

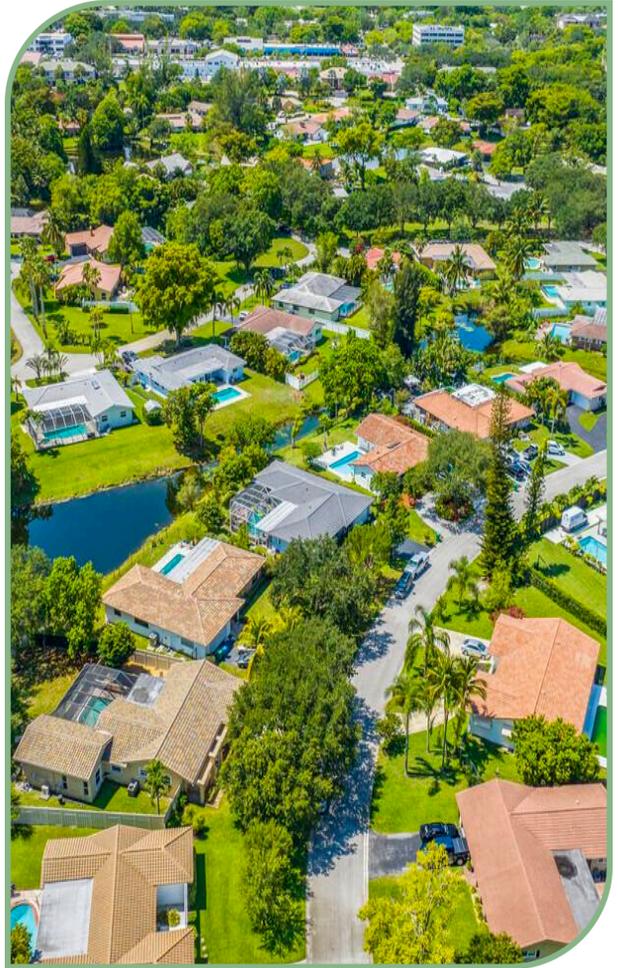
- Safe, clean, and well-planned community
- Excellent value — more amenities for less cost
- Peaceful suburban living with city access
- Strong community spirit and convenience
- Great options for every lifestyle and stage
- Reliable real estate appreciation

Maybe Not for You If You:

- Want to live right on the beach
- Prefer high-rise city living or late-night nightlife
- Need only brand-new construction
- Seek a rural small-town feel

Perfect For Those Who:

- Want balance between comfort and convenience
- Value safety, cleanliness, and community
- Enjoy dining, shopping, and entertainment variety
- Appreciate good value and a well-rounded lifestyle



REAL



Sasha Valdes

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THANK YOU!



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