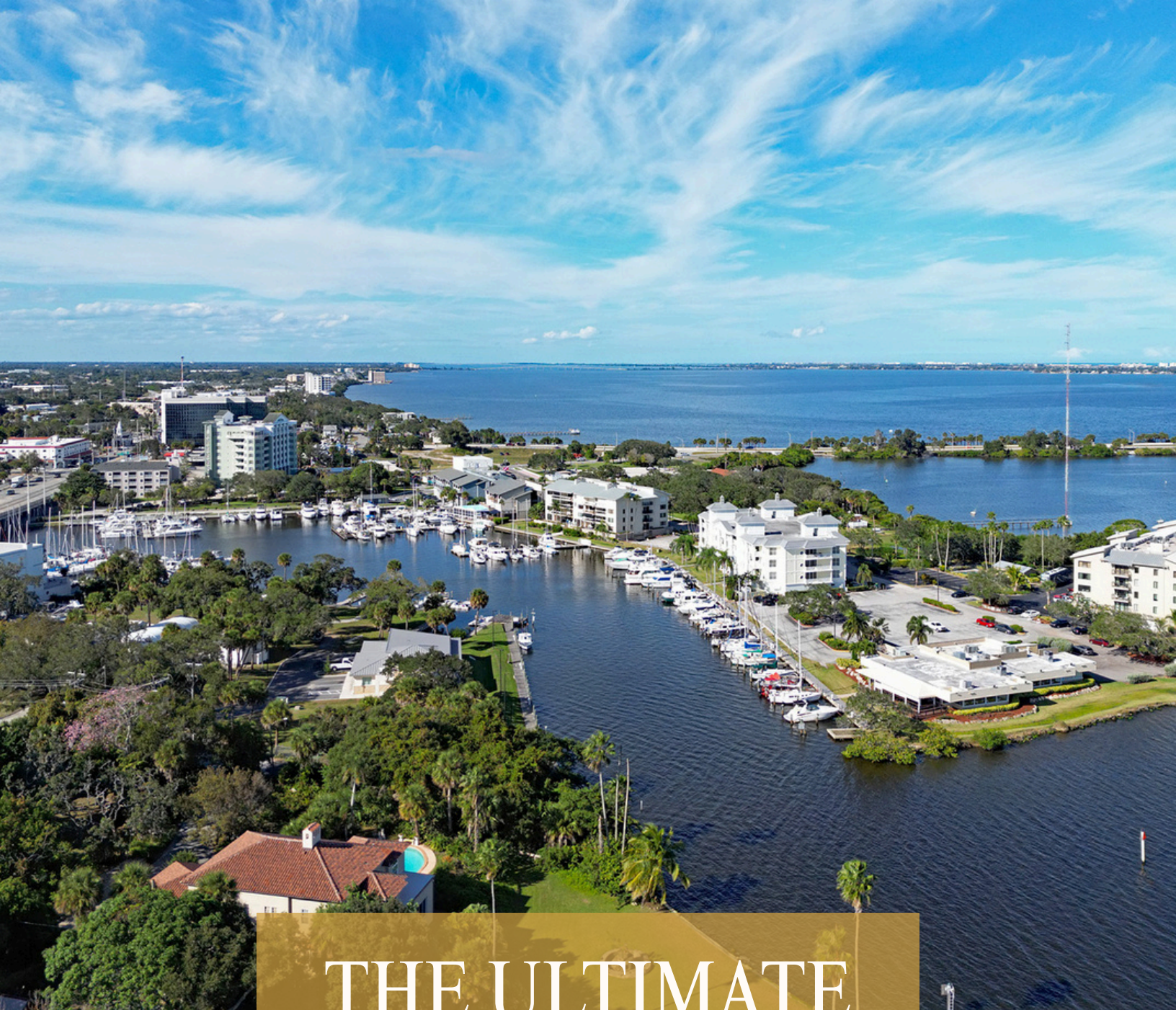




THE ULTIMATE

Space Coast Relocation Guide

EVERYTHING YOU NEED TO KNOW
WHEN MOVING TO BREVARD COUNTY

Welcome to the Space Coast

Imagine waking up to sunshine, waterfront views, and the possibility of watching a rocket launch from your backyard.

Located along Florida's east coast, the Space Coast offers a lifestyle that blends natural beauty, innovation, and community. Stretching from Titusville to Palm Bay, this unique region is known for its stunning beaches, scenic rivers, and endless opportunities to enjoy life on the water. Whether you dream of morning walks along the ocean, boating on the Indian River Lagoon, or dining with a waterfront sunset view, the Space Coast makes it easy to embrace the coastal lifestyle.

Of course, no place is quite like the Space Coast. Home to Kennedy Space Center and the nation's thriving aerospace industry, rocket launches are a regular part of life here. Residents often gather on beaches, riverfront parks, and even their own driveways to watch rockets light up the sky—a reminder that innovation and exploration are woven into the community's identity.

Beyond the beautiful scenery, the Space Coast is filled with vibrant local restaurants, charming downtown districts, and a growing selection of shopping and entertainment options. From fresh-caught seafood and waterfront dining to local coffee shops and hidden neighborhood favorites, there's always something new to discover.

Families are drawn to the area for its highly regarded schools, youth sports programs, parks, and family-friendly atmosphere. Professionals appreciate the strong job market, especially in aerospace, technology, healthcare, and education. Retirees love the year-round sunshine, active lifestyle, and relaxed pace of coastal living.

Whether you're relocating for work, seeking a better quality of life, or simply ready to trade traffic for ocean breezes, the Space Coast offers something for everyone. It's a place where natural beauty, opportunity, and community come together and where every day feels a little brighter.

WELCOME HOME

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Let's Break Brevard Down

NORTH MAINLAND

Mims
Titusville
Port St. John
Canaveral Groves
Cocoa
Rockledge

CENTRAL MAINLAND

Viera
Suntree
Palm Shores
Pineda
Lake Washington
Eau Gallie
Melbourne
West Melbourne

BEACHSIDE

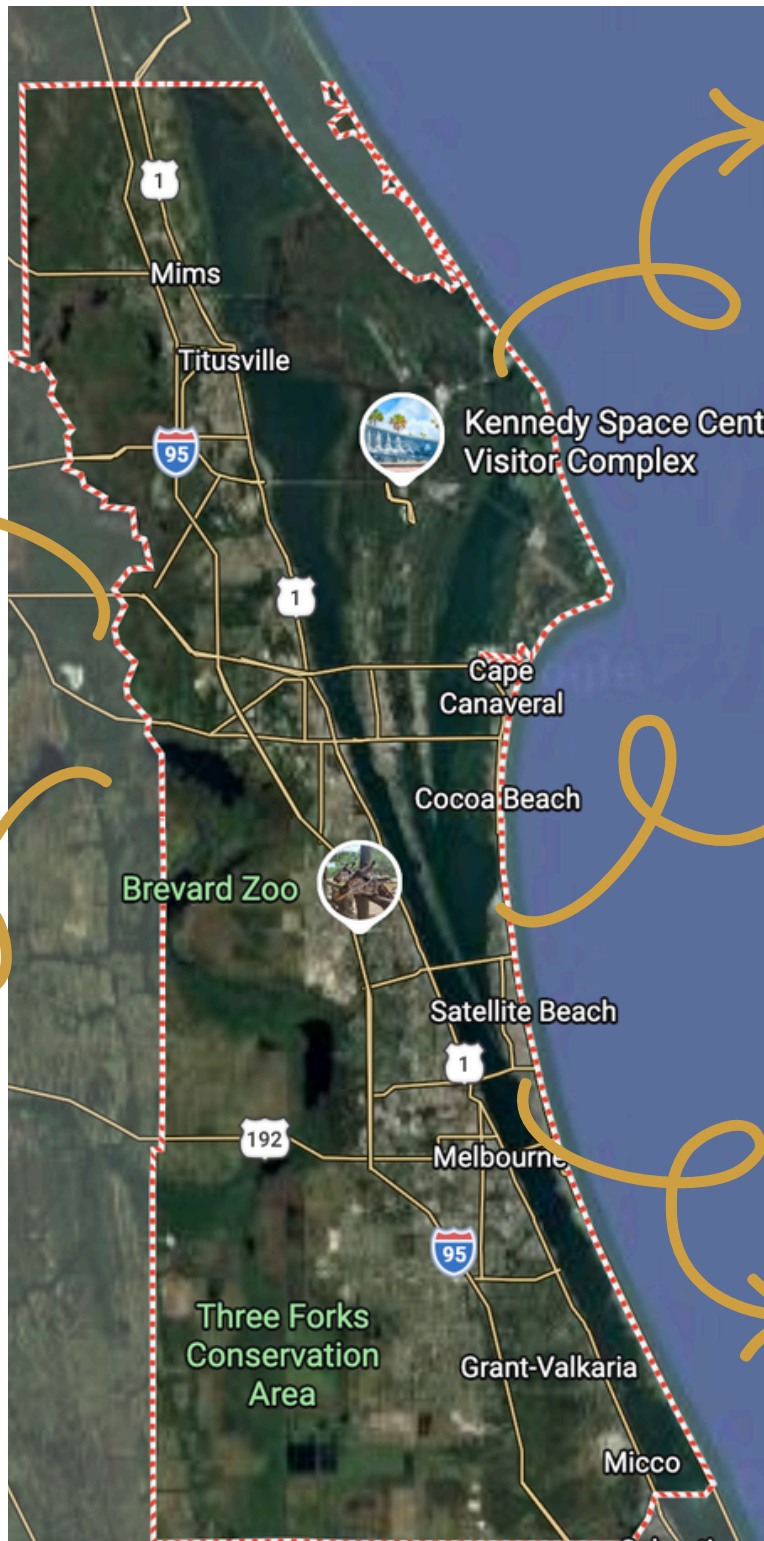
Cape Canaveral
Cocoa Beach
Satellite Beach
Indian Harbor Beach
Indialantic
Melbourne Beach
South Beaches

THE ISLAND

Merritt Island
(In Between the
Banana River and
Indian River)

SOUTH MAINLAND

Palm Bay
Malabar
Grant-Valkaria
Micco



SPACE COAST OVERALL POPULATION 671,700 Locals

Small-town coastal charm with convenient access to city-style shopping, dining, and entertainment.

About Your Agent



LAUREN SOUTO

REALTOR®

Lauren Souto is a dedicated real estate professional with Misty Morrison Real Estate & Company, committed to providing buyers and sellers with a strategic, detail-driven, and client-first experience. Lauren discovered her passion for real estate after graduating cum laude from the University of Central Florida with a Bachelor's degree in Civil Engineering. Her engineering foundation sharpened her attention to detail, organization, and ability to navigate complex transactions. She applies this same precision to every aspect of real estate – from pricing strategy and market analysis to contract negotiations and marketing execution.

Lauren is highly proactive, thoroughly researching neighborhoods, market trends, and opportunities to ensure her clients are always well-informed. She is forward-thinking in her marketing approach, leveraging modern strategies to maximize exposure for sellers while helping buyers identify strong opportunities that align with their goals.

Outside of real estate, Lauren enjoys spending time with her family, reading, and exploring her favorite fashion and home décor stores. Her passion for homes extends beyond work, allowing her to connect authentically with clients throughout the process. Clients who work with Lauren can expect a dedicated professional who remains committed to their goals from the initial conversation through closing.



Trust PROVEN RESULTS

Two Decades of Excellence | Priceless Experience

\$393M
TOTAL SALES

1,492
HAPPY CLIENTS

Our Proven Performance & Brevard County Rankings

- **\$38 Million Sold - 2025**
Ranked #5
75 Homes sold
- **\$35 Million Sold - 2024**
Ranked #11
88 Homes sold
- **\$30 Million Sold - 2023**
Ranked #11
59 Homes sold
- **\$38 Million Sold - 2022**
Ranked #12
98 Homes sold
Formerly #1 RE/MAX Agent in Brevard
- **\$31 Million Sold - 2021**
Ranked #18
101 Homes sold
Formerly #2 RE/MAX Agent in Brevard
- **\$17.1 Million Sold - 2020**
Ranked #46
63 Homes sold
- **\$29.8 Million Sold - 2019**
Ranked #9
98 Homes sold
- **\$18.9 Million Sold - 2018**
Ranked #10
99 Homes sold
- **\$20.7 Million Sold - 2017**
Ranked #22
84 Homes sold
- **\$21.4 Million Sold - 2016**
Ranked #19
104 Homes Sold
- **\$17 Million Sold - 2015**
Ranked #27
81 Homes Sold
- **\$11.9 Million Sold - 2014**
Ranked #39
54 Homes Sold



Explore Space Coast

THINGS TO DO

- Kennedy Space Center
- Beach Day!
- Turkey Creek
- Brevard Zoo
- Historic Cocoa Village
- Eau Gallie Arts District
- Rotary Park
- Watching Rocket Launches
- Golfing at the Country Clubs
- Boating on the River
- Theatres
- Waterfront Drives
- Downtown Melbourne
- Adventure Parks



BEST SHOPS & EATS

THE AVENUES - Viera's iconic open-air lifestyle center with national brands, local boutiques, dining, and events

MELBOURNE SQUARE MALL - The local mall with the essentials like Dillard's and Macy's

BARNES & NOBLE - if you know, you know! Check my Instagram for a sneak peak on the new spot.

COTTAGE ROSE - coastal fashion, gifts, and beachy everyday wear

DOWNTOWN DIVAS - locally owned boutique in Downtown Melbourne

HAMMOCK LANDING - the HUGE Homegood's

MERRITT ISLAND MALL - one of the local Malls with your Dillard's, Macy's, JC Penny + AMC Theatre

THE SALTY SHACK - trendy boutique with casual beach style and home accents

THE BURGER PLACE - My ALL TIME favorite burger place! Old-timey diner vibes with the best milkshakes and amazing classic burgers

SKEWERS - One of the best Mediterranean out there! Love their Gyros and don't get me started on their Banana Dream Cake. Ask me about the local scoop on this cake!

FOURTH FILING STATION - Fun local gem that not many know about! Great outdoor area, and delicious quick bite to eat.

PINEAPPLES - Iconic in the Eau Gallie Arts District with a gorgeous rooftop and amazing food.

CHART HOUSE - The steak was incredible and I actually helped the new Executive Chef, Ed Ziem, find a home here. Also, ask for the Mud Pie!

CASADORES - Such good Mexican food! Fast, easy, and so delicious.

MISTER 01 - Right by my office with insane pizza! Love their Star Carlos, so good and different to the classic pizza.

PACIFIC RIM / HARU - Depending on where in Brevard you are, these sushi restaurants are the best!



IF THERE ARE TWO THINGS I KNOW, IT IS RESTAURANTS & SHOPPING!



Find Your Perfect Area

Not as easy as it might seem to choose your future dream home. Here are some factors you should consider when we are house hunting.

GOLF LIFESTYLE

Viera
Suntree
Rockledge
Lake Washinton/Pineda

BOATING LIFESTYLE

Merritt Island
Indian Harbor Beach
Cocoa Beach
Melbourne Beach

FLORIDA LIFESTYLE

Melbourne
Merritt Island
West Melbourne
Suntree

BEACH LIFESTYLE

Indialantic
Indian Harbor Beach
Melbourne Beach
Satellite Beach

NEW CONSTRUCTION

Viera
Palm Bay
Titusville
West Melbourne

Some Favorite Local Areas



□ MERRITT ISLAND

One of my favorites (may be biased since it's my personal home) and the best place to watch rocket launches! In between causeways and surrounded by water and wildlife, Merritt Island offers a relaxed coastal feel with easy access to beaches, boating, and the Kennedy Space Center. Always cool to say I live on the island!

□ MELBOURNE

Melbourne blends historic charm with a growing downtown and a strong job market. From the Eau Gallie Arts District to Downtown Melbourne and nearby beaches, it offers a mix of culture, dining, and coastal living with something for everyone.

□ COCOA BEACH

Known for its surf culture and laid-back energy, Cocoa Beach is one of Florida's most iconic coastal towns. Think walkable beach access, local restaurants, and a vibrant "vacation every day" lifestyle. Perfect for those who want to live steps from the ocean!

□ VIERA/SUNTREE

One of the most sought-after master-planned areas on the Space Coast, Viera and Suntree are known for modern neighborhoods, top-rated schools, parks, golf courses, and shopping. It's a clean, organized, suburban feel with strong community amenities and easy I-95 access.

What Buyers Need to Know Before Purchasing

Buying a home on the Space Coast is exciting, but there are a few unique factors that every buyer should understand before making an offer. Florida's climate, insurance requirements, and home construction standards can differ significantly from other parts of the country. Understanding these key items ahead of time will help you make a confident and informed decision.

□ FOUR-POINT INSPECTION

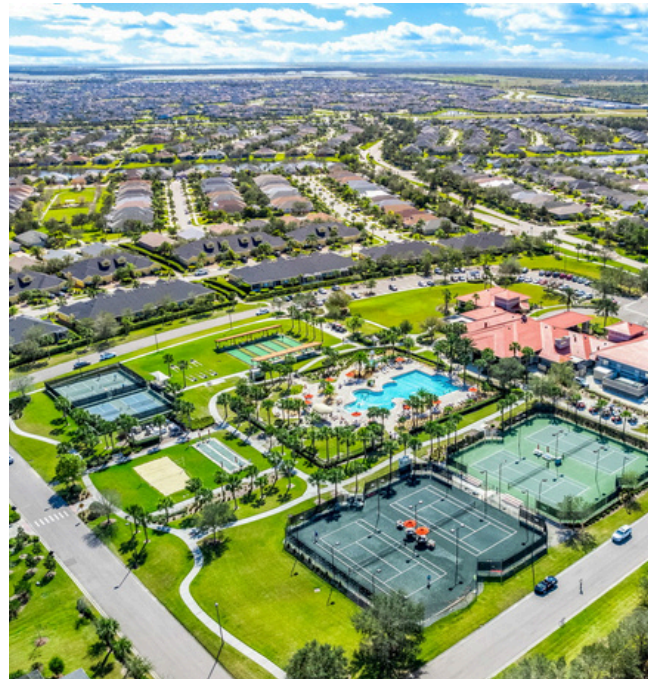
If you're purchasing an older home, your insurance company may require a Four-Point Inspection. This inspection focuses on the home's four major systems: the roof, HVAC (heating and cooling), plumbing, and electrical. Insurance providers use this report to evaluate the condition of these systems and determine eligibility for coverage. Many buyers are surprised to learn that the age and condition of these items can impact insurance options just as much as the home's appearance.

□ WIND MITIGATION

A Wind Mitigation Report evaluates how well a home is designed to withstand strong winds and storms. Features such as impact-rated windows, hurricane shutters, roof-to-wall connections, and newer roofing systems may qualify homeowners for insurance discounts. In many cases, a favorable Wind Mitigation Report can result in meaningful savings on annual insurance premiums.

□ FLOOD ZONES

Living near the coast and waterways is one of the biggest draws of the Space Coast, but not every home requires flood insurance. Flood zone designations vary by property, and some homes located near water may not be in a mandatory flood zone. Buyers should review flood maps early in the home search process to understand any potential insurance requirements and associated costs.



SCHOOLS & EDUCATION

Choosing the right community often means choosing the right schools. Brevard County offers highly rated public schools, charter schools, private schools, and specialized programs to fit a variety of educational needs.

Viera

- Manatee Elementary
- Quest Elementary
- Viera Middle School
- Viera High School

Popular with families seeking newer communities and convenient amenities.



Satellite Beach

- Holland Elementary
- DeLaura Middle School
- Satellite High School

Known for strong academics and a close-knit beachside community.

Melbourne / West Melbourne

- Meadowlane Intermediate
- West Shore Junior/Senior High School
- Melbourne High School

Offers a mix of established neighborhoods and newer developments.

Merritt Island

- Tropical Elementary
- Jefferson Middle School
- Edgewood Jr./Sr. High School

Convenient location with access to beaches and Orlando.

Choice and Magnet Programs

Brevard Public Schools offers:

STEM programs

Fine arts academies

Cambridge

International curriculum

International

Baccalaureate (IB)

Career and technical education programs

School assignments and choice options

may change, so

families should verify

attendance

boundaries and

availability.

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SCHOOLS & EDUCATION

Private Schools

- Holy Trinity Episcopal Academy
- Preschool through 12th grade with two campuses in Melbourne.
- Melbourne Central Catholic High School
- College preparatory Catholic high school.
- Florida Preparatory Academy
- Boarding and day school serving grades 5-12.
- Ascension Catholic School

Private Catholic education serving elementary and middle school students.



Higher Education

- Florida Institute of Technology

A nationally recognized university known for engineering, aviation, business, and science programs.

- Eastern Florida State College

Multiple campuses throughout Brevard County offering associate and bachelor's degree programs.

- University of Central Florida

Located about an hour away, UCF is one of the largest universities in the nation. (UCF Alumni Represent!!)



BEFORE BUYING A HOME

- ✓ Verify school zoning and attendance boundaries.
- ✓ Explore school choice programs and application deadlines.
- ✓ Research ratings, extracurricular activities, and specialized programs.
- ✓ Visit schools and speak with administrators to determine the best fit for your family.

School boundaries, ratings, and programs may change. I encourage buyers to independently verify schools and educational options important to their family's needs.

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Annual Events

JANUARY - MARCH

Festival Season & Outdoor Weather Peak

Space Coast Birding & Wildlife Festival (Titusville area)

One of the largest birding festivals in the U.S., attracting nature lovers from around the world.

Cocoa Beach Art Show Cocoa Beach Art Show

A juried art festival featuring local and national artists along the oceanfront.

Space Coast Marathon & Half Marathon Space Coast Marathon

A popular running event known for its scenic course along the Indian River.

APRIL - JUNE

April - June: Spring Markets & Local Culture

Eau Gallie Arts District Events Eau Gallie Arts District

Monthly art walks, live music, and food truck nights in one of the most creative hubs on the coast.

Cocoa Village Spring Art & Craft Fair Historic Cocoa Village

A walkable riverfront village filled with boutiques, vendors, and seasonal festivals.

Space Coast Super Boat Grand Prix (Season Kickoff Events)

High-speed offshore racing events and waterfront viewing parties.

JULY - SEPTEMBER

July - September: Summer & Beach Life Events

4th of July Celebrations Fireworks and festivals across Cocoa Beach, Melbourne, and Indian River
including beachfront fireworks and riverfront displays.

Space Coast Surf Fest Space Coast Surf Festival

Surf competitions, beach vendors, and live music celebrating coastal culture.

Port Canaveral Summer Events Port Canaveral

Cruise port festivals, food truck rallies, and waterfront concerts.

OCTOBER - DECEMBER

Peak Season & Holiday Magic

Space Coast State Fair Space Coast State Fair

Carnival rides, food, live entertainment, and family-friendly fun.

Brevard Zoo Holiday Lights Brevard Zoo

One of the most popular holiday light displays in Central Florida.

Cocoa Beach Surfing Santa Surfing Santa

A uniquely Florida holiday tradition featuring Santa surfing in the ocean.

Rocket Launch Viewing (Year-Round Peak Activity)

Frequent launches from Cape Canaveral

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EXTRA EXTRA READ ALL ABOUT IT



Brevard County communities consistently rank highly in "Best Places to Live" lists. For example, Indialantic was ranked the #1 place to live in Brevard County by Niche's 2026 rankings, with several other Space Coast communities also receiving strong marks for schools and quality of life.

 The region is widely recognized as one of the nation's premier aerospace hubs, home to Kennedy Space Center and one of the busiest spaceports in the world.

Record-Breaking Launch Activity

Florida surpassed 100 launches in a single year for the first time, with the vast majority occurring from the Space Coast. The region has become one of the busiest launch corridors on Earth.

Artemis II and the Return to the Moon

NASA completed major preparations for Artemis II, the first crewed mission around the Moon since Apollo. The mission is launching from Kennedy Space Center and represents a huge milestone for American space exploration.

FOLLOW MY NEWSLETTER TO STAY UP-TO-DATE ON ALL NEWS

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MOVING REMINDERS

If you have any questions along the way, please don't hesitate to reach out. We're here to make this process as seamless as possible for you.

MOVING DAY:

- ☐ Carry in hand important documents, jewelry, foods, etc. Make sure perishable foods are handled properly.
- ☐ Double check you got all your personal belonging with you
- ☐ Moving company scheduled for all the larger furniture and moving boxes
- ☐ Leave your old place with the keys, important documents, necessary codes, and information that the future owners might need
- ☐ Get your friends and family involved! Let them know the moving route and when packing/unpacking is going on.

NOTIFY FOR CHANGE OF ADDRESS AT:

- ☐ Bank and Credit Card Companies
- ☐ Postal Office and Mail Subscriptions
- ☐ Insurance and Car Companies
- ☐ Utility Companies
- ☐ Pharmacy and Doctor
- ☐ School, Work, Church, Clubs, and Other Organizations



✦✦ *Congratulations on your Home Purchase!* ✦✦

Five Star REVIEWS

GOOGLE



"We began our process with another agent and after months and months of delays and excuses we were referred to Misty & her team and noticed an immediate difference of professionalism and approach. Their actions lead to more interest and offers began to come in. Everyone involved went above and beyond AND is continuing to after the sale when we had an unexpected issue during our walk-thru pop up. If you're thinking of buying or selling skip the others and go straight to the best, thanks Misty & Team!" - Dale R.

"As a first time (solo) home buyer, I was a bit overwhelmed with not only finding the right place but all the paperwork and minutiae that comes along buying a house. Misty and her team diligently shepherded me along throughout the entire process. I don't know what the average realtor experience is, but I am certain they went above and beyond for me. If you want the absolute best experience buying (or selling) a house, go with Misty and her team." - Roger A.

ZILLOW



"Thank you so much for going above and beyond!" - Hailee B.

"Efficient Process. Diligent Professional." - Troy C.

"Misty and her team worked very hard to get my condo sold in a tighter market during the toughest month to sell property, December. Thank you very much." - Les B.

"Easy to work with, very attentive to my questions, over all a good experience" - Kathleen S.

"I recently bought a home here in Florida, but being several states away I figured it would be a very difficult process. Misty and her team made this process a breeze, they are very professional and always two steps ahead of the game. I highly recommend Misty and her team." - Doug M.

Trusted by hundreds of clients—discover over 250 reviews on Google, Zillow, and our website.



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