



BREVARD COUNTY, FLORIDA · 2026 EDITION

The Space Coast *Community Tour Guide*

Seven neighborhoods, one honest look at each. Where you'd eat, play,
launch-watch and live, from Merritt Island to Grant-Valkaria.

PALM BAY · MELBOURNE · VIERA/SUNTREE · ROCKLEDGE · MERRITT ISLAND · INDIALANTIC · GRANT-VALKARIA
BONUS: COCOA & COCOA BEACH

Space Coast with Kevin

Making your real estate dreams come true

Kevin Vaccianna, REALTOR® · Real Broker, LLC 

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How to use this guide

Start with the at-a-glance pages to get your bearings, then skim the comparison on page 6. Circle the two or three areas that match how you want your week to feel, and read those sections closely. Every area gets two pages: the vibe and local favorites first, then housing, price feel, schools, commute, HOAs, and the honest pros and cons.



A NOTE BEFORE YOU START

Welcome to the *Space Coast*

Hey, I'm Kevin. I help people buy and sell homes all over Brevard County, and the question I hear most isn't about interest rates or square footage. It's *"Where should we actually live?"*

That's a fair question, because this county is long and every stretch of it feels different. One town is about canals and boat lifts. Another is about big yards and quiet roads. Another lets you walk to dinner and catch a band on a Friday night. And all of it sits under the same sky, where a rocket going up after dinner is just part of the week.

So I put this guide together the way I'd show you around if you rode with me for a day. Lifestyle first, specs second. Real places I'd send a friend, the kind of homes you'll find, how prices tend to feel, what the drive looks like, and the trade-offs nobody puts on a brochure.

Read it, mark it up, and when you're ready to turn "maybe" into a short list, let's talk. No pressure, no script. Just a local who wants you to land in the right spot.

Kevin Vaccianna

REALTOR® · Real Broker, LLC · Space Coast with Kevin

7

areas, plus a bonus page on Cocoa & Cocoa Beach

40+

real local spots, each checked in October 2026

Honest

pros and cons for every area, no fluff

BOOK A FREE CALL
spacecoastwithkevin.com

CALL OR TEXT
(321) 532-2026

INSTAGRAM
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THE BIG PICTURE

The Space Coast at a glance

Rockets, beaches and a lagoon that runs the length of the county

Photo: Matt Briney / Unsplash



Launch-watching is a hobby here

In 2025 the Eastern Range, which supports launches from Cape Canaveral and Kennedy Space Center, topped 100 launches in a single year for the first time. You'll see plenty from your own driveway on a clear night.

Front-row spots: Space View Park in Titusville, Jetty Park at Port Canaveral, and the Kennedy Space Center Visitor Complex.



About 72 miles of shoreline

The beaches run almost the whole length of the county, on a barrier island connected to the mainland by causeways. Surf towns, quiet stretches, piers, state parks: you pick the personality.

Good to know: beach life also means paying attention to flood zones, dunes, and insurance (more on page 5).



The Indian River Lagoon

Locals just call it "the river." It's a 156-mile estuary made up of the Mosquito Lagoon, Banana River, and Indian River, and one of the most biologically diverse estuaries in North America.

What that means for you: calm water for kayaks, paddleboards, fishing and boating, plus manatees and dolphins as regular neighbors.

How the county lines up, north to south (the areas in this guide)

Merritt Island 1 Island between two rivers	Cocoa & Cocoa Beach 2 Historic village + surf town	Rockledge 3 Old riverfront city	Viera & Suntree 4 Master-planned + golf
Melbourne 5 Two downtowns, jobs, airport	Indialantic 6 Beachside small town	Palm Bay 7 Room to spread out	Grant-Valkaria 8 Rural by design



Kevin's tip

Launch times slide all the time, so check the schedule the day of. And when a booster lands back at the Cape, don't be surprised by a sonic boom rattling the windows miles away. Newcomers jump; locals just look up.

Getting around, storms & schools

Orlando is a day trip, not a commute

Most of Brevard reaches Orlando by car in roughly an hour or a bit more, depending on where you start and the traffic. From the central and northern part of the county, State Road 528 (the Beachline) is the straight shot west. People do commute it, but most residents work locally and treat Orlando as a weekend or airport run.

Two airports to know

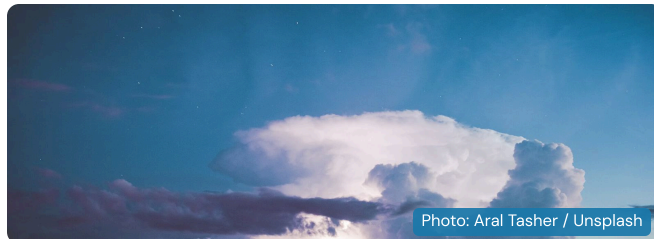
Melbourne Orlando International (MLB) sits right in Melbourne. It's small, parking is easy, and its airline page lists nonstops such as Pittsburgh, Allentown and Cincinnati, plus seasonal routes including Minneapolis and several UK cities. A dedicated I-95 interchange at Ellis Road (opened 2020) feeds straight to it.

Orlando International (MCO) covers everywhere else, about an hour or so west for most of the county.

Jobs that keep the lights on

Aerospace, defense and healthcare anchor the economy. L3Harris is headquartered in Melbourne, and Health First runs four hospitals across the county.

Hurricane season, the calm version



- ◆ **June 1 to November 30** is the official Atlantic hurricane season.
- ◆ **Know your evacuation zone** through Brevard County Emergency Management. Zones and flood zones are different things.
- ◆ **Check the flood zone** before you fall in love. In a high-risk zone, a federally backed mortgage requires flood insurance.
- ◆ **Ask for a wind mitigation inspection** (and a 4-point on older homes). Roof age and shutters can move your premium a lot.
- ◆ **Budget for insurance.** Florida's insurance regulator put Brevard's average homeowners premium, wind included, at \$3,532 (data as of March 31, 2026). Your quote will depend on the house.

Schools, the straight facts

One countywide public district, Brevard Public Schools, serves every area in this guide. The state graded the district an A for 2025–26. Assignments follow the address, so always confirm with the district's school locator. Eastern Florida State College and Florida Tech are both here too.

Find your fit

A quick, qualitative side-by-side. It's a starting point, not a rulebook. Every area has exceptions, and the right street matters as much as the right town.

AREA	SETTING	TYPICAL HOMES	NEW CONSTRUCTION	HOA PICTURE	TO THE BEACH
Palm Bay	Spread-out city, nature preserves, newer west side	Single-family on individual lots; lots of new builds	Yes, southwest Palm Bay + scattered lots	Mixed: many no-HOA lots; newer subdivisions have one	Longer drive
Melbourne	Real city: two downtowns, river, jobs, airport	Older ranch homes, bungalows, condos, infill	Limited, mostly infill	Mostly older, many no-HOA	Causeway hop
Viera & Suntree	Master-planned, parks, golf, shopping centers	Newer production & semi-custom; established golf homes	Yes, many active neighborhoods	HOA expected (often several layers)	Moderate drive
Rockledge	Old riverfront city, tree canopy, central	Historic riverfront, mid-century ranches, newer subdivisions	Some, near I-95	Mixed	Moderate drive
Merritt Island	Island between two rivers, canals, boating	Canal & riverfront homes, ranch homes	A few small pockets	Many older areas no-HOA	Causeway hop
Indialantic	Beach-town walkable core	Cottages, ranch homes, condos, rebuilds	Mostly teardown/rebuild	Homes often no-HOA; condos have associations	Walk or bike
Grant-Valkaria	Rural by design, river on one side	Custom homes on acreage, older homes	Custom builds on land	Mostly no-HOA	Longer drive

"I want to walk to dinner."

Look at Downtown Melbourne, Eau Gallie, Cocoa Village, and the core of Indialantic.

"I want brand new."

Viera and southwest Palm Bay have the most active new-home neighborhoods, with smaller pockets in Rockledge and Merritt Island.

"I want land and no HOA."

Grant-Valkaria first, then the older scattered-lot parts of Palm Bay.

AREA 01

Palm Bay

Room to spread out, minutes from the river

Photo: PJ Accetturo / Unsplash

Palm Bay is the biggest city in Brevard by population (about 148,000 people in the Census Bureau's July 2025 estimate), and it feels it in the best way: space. The east side near the river is older and leafier, with riverfront parks and established streets. Head west and the city opens up, with new neighborhoods still rising along the St. Johns Heritage Parkway. It's a place where a bigger yard, a three-car garage, or a brand-new floor plan is often within reach.

Who it fits

- ✓ You want more house and more yard for your budget
- ✓ A brand-new home sounds better than a renovation project
- ✓ Weekends mean trails, kayaks and disc golf more than nightlife
- ✓ You don't mind a drive for the beach or a night out
- ✓ You want quick access to Melbourne's airport and jobs

Local favorites

NATURE

Turkey Creek Sanctuary

A free city preserve with a boardwalk loop through hardwood hammock and a kayak launch onto the creek.

PARK

Fred Poppe Regional Park

About 200 acres off Malabar Road: fishing lakes, trails, disc golf, a dog park and a community center.

RIVERFRONT

Castaways Point Park

Palm Bay's spot on the Indian River, with a boardwalk, fishing piers and a canoe and kayak launch.

LOCAL BITE

Pherrara's Pizzeria

A neighborhood pizza place on Malabar Road for an easy weeknight dinner.

A Saturday in Palm Bay

MORNING

Walk the boardwalk at Turkey Creek Sanctuary, or put a kayak in the creek.

AFTERNOON

Disc golf, fishing or the dog park at Fred Poppe Regional Park.

EVENING

Sunset on the river at Castaways Point Park, then pizza at Pherrara's.

LOCAL GOVERNMENT

City of Palm Bay

GETTING TO THE BEACH

Mainland; most of the city crosses on the US-192 Melbourne Causeway

SIGNATURE MOMENT

The Turkey Creek boardwalk

Homes & new construction

Most of the city is single-family homes on their own lots. Large parts of Palm Bay were laid out decades ago as a grid of individual lots, so you'll often see a brand-new home next to one built in the 1980s or '90s. The newest master-planned growth is in **southwest Palm Bay along the St. Johns Heritage Parkway**, including neighborhoods such as D.R. Horton's Cypress Bay West and the Everlands area, plus scattered-lot builders working all over the city.

How prices feel

Your dollar usually stretches further here. Zillow's typical home value for Palm Bay was about \$303,000 (September 30, 2026), and Redfin put price per square foot around \$190, versus about \$224 in Melbourne (three months ending September 2026).

Schools & the daily drive

Palm Bay is served by Brevard Public Schools, with elementary, middle and high schools inside the city, and Eastern Florida State College has a Palm Bay campus. Confirm your assigned schools by address.

The Census Bureau's average commute for residents is about 28 minutes (2020–2024). I-95 runs down the city's spine, and Melbourne's airport and job centers are a short drive north.

HOA or no HOA?

Both. Older scattered-lot homes often have no HOA at all, which is great for boats, RVs and sheds. Most newer subdivisions do have one, so read the rules if that trailer matters.

What people love

- More space and newer homes for the money
- Real nature: preserves, trails, the river
- Freedom on many no-HOA lots
- Close to Melbourne jobs and the airport

Go in with eyes open

- Very car-dependent (Redfin Walk Score: 13)
- Many homes are on septic, and some on private wells
- Ongoing construction and traffic on the west side
- Farther from the beach than mainland Melbourne



Kevin's tip

Ask early whether a home is on septic or sewer, and well or city water. The city's own planning documents say roughly 73% of Palm Bay lacks sewer access. It's normal here; just inspect and budget for it.

Sources: U.S. Census QuickFacts (July 2025 est.; ACS 2020–2024); Zillow Home Values (9/30/2026); Redfin Housing Market (3 mo. ending Sept 2026); City of Palm Bay 2045 Comprehensive Plan, Infrastructure Element; City of Palm Bay park pages. Full list on page 23.

AREA 02

Melbourne

Downtown & Eau Gallie: two downtowns, a river and a runway

Photo: Ray Hennessy / Unsplash

Melbourne is a working city with a personality. It has jobs, a hospital, a university, an airport, and not one but two walkable downtowns. **Historic Downtown Melbourne** on New Haven Avenue is the busy one: patios, live music and street festivals. A few minutes north, the **Eau Gallie Arts District (EGAD)** is slower and artsier, with murals, galleries and the river right there. Three causeways put the beach a short hop away.

Who it fits

- ✓ You want to walk to dinner, a show, or a Friday street festival
- ✓ A shorter commute matters more than a bigger lot
- ✓ You like character: older homes, mature trees, the riverfront
- ✓ You fly a lot and love a small, easy airport
- ✓ You want the beach close without living on the island

Local favorites

DOWNTOWN

Historic Downtown Melbourne

40+ restaurants and bars, boutiques and kayak rentals. Friday Fest closes New Haven most second Fridays.

PUB

Meg O'Malley's

A New Haven Avenue Irish pub with live music on the calendar, a downtown standby.

STAGE

The Henegar Center

Live community theater in a historic downtown building.

ARTS

EGAD murals & Pineapples

Free guided mural tours on third Saturdays, then a riverside table at Pineapples or Squid Lips.

BIG PARK

Wickham Park

A 391-acre county park with trails, lakes, disc golf, a dog park and camping.

A Saturday in Melbourne

MORNING

Coffee in Eau Gallie and a mural walk (guided tours run on third Saturdays).

AFTERNOON

Trails at Wickham Park, or rent a kayak downtown and paddle the river.

EVENING

Dinner on New Haven Avenue and a show at the Henegar Center.

LOCAL GOVERNMENT

City of Melbourne

GETTING TO THE BEACH

Three causeways: Pineda, Eau Gallie and US-192

SIGNATURE MOMENT

Friday Fest on New Haven Avenue

Homes & new construction

Expect variety: 1950s–’70s ranch homes, bungalows near downtown and Eau Gallie, riverfront condos, and newer infill here and there. Brand-new construction inside the city is mostly small infill. Many buyers who want new look next door to Viera or West Melbourne.

How prices feel

Middle of the county. Zillow’s typical value was about \$358,000 (9/30/2026); Redfin’s median sale price was about \$304,000 and roughly \$224 per square foot (three months ending Sept 2026). The two sites measure different things, so use them as a feel, not a quote.

Schools & the daily drive

Brevard Public Schools serves the city, and Florida Tech and Eastern Florida State College both have campuses here. Confirm assigned schools by address.

The average commute is about 23 minutes (Census, 2020–2024). The Pineda, Eau Gallie and Melbourne (US-192) causeways connect you to the beaches.

HOA or no HOA?

Many older neighborhoods have no HOA or only a voluntary civic group. Condos and newer pockets will have associations, so ask for the documents early.

What people love

- Walkable downtowns with real events
- Major employers, hospital and university in town
- Airport minutes away
- Beach close without beach prices everywhere

Go in with eyes open

- Older homes need roof, electrical and insurance homework
- Summer is hot and stormy most afternoons
- Peak-hour traffic on main corridors
- Pockets vary a lot block to block



Kevin’s tip

On any older home, order the 4-point and wind mitigation inspections early. They often decide whether the insurance quote works before you’re deep into the deal.

Sources: Census QuickFacts; downtownmelbourne.com; egadlife.com/tour; Brevard County Parks (Wickham Park); Zillow (9/30/2026); Redfin (Sept 2026); EDC of Florida’s Space Coast. Full list on page 23.



AREA 03

Viera & Suntree

Planned for the way you spend a Saturday

Photo: Deborah Kunzie / Unsplash

Viera is a large master-planned community in unincorporated Brevard County: neighborhoods, parks, shopping, the county government center and sports venues, all laid out together by one developer. It's still growing, with new neighborhoods opening each year. **Suntree**, right next door, is the established side of the story: golf, mature landscaping and homes that have had time to settle in.

Who it fits

- ✓ You want a newer home with a clubhouse, pool and trails nearby
- ✓ You like errands, dining and parks close to home
- ✓ You're happy with HOA rules in exchange for amenities
- ✓ You want a central spot between Melbourne and Cocoa
- ✓ You golf, or you'd like to start

Local favorites

ZOO

Brevard Zoo

Opened in 1994 on 72 acres, with animal trails and kayak tours through its waterways.

WILDLIFE

Viera Wetlands

Officially the Ritch Grissom Memorial Wetlands. Open daily for birding, walking and photography.

TOWN CENTER

The Avenue Viera

Open-air shopping and dining with events and a splash pad.

SPORTS

USSSA Space Coast Complex

Busy baseball and softball tournament fields at the former Space Coast Stadium site.

GOLF

Duran & Suntree golf

Duran is Viera's public course; Suntree Country Club is a private club.

A Saturday in Viera & Suntree

MORNING

Birding and a sunrise walk at the Viera Wetlands.

AFTERNOON

Brevard Zoo, including a kayak trip through its waterways.

EVENING

Dinner and a stroll at The Avenue Viera.

LOCAL GOVERNMENT

Unincorporated Brevard County

GETTING TO THE BEACH

Mainland; the Pineda Causeway is the closest crossing

SIGNATURE MOMENT

Sunrise at the Viera Wetlands

Homes & new construction

Viera is mostly newer production and semi-custom homes from a roster of builders (Viera Builders, AR Homes, Christopher Burton, LifeStyle Homes, Stanley Homes and others). Active 2026 neighborhoods include Laurasia, Pangea Park, Reeling Park, Crossmolina, Farallon Fields and Atlin Cove, plus custom-build areas such as Adelaide and Aripeka. Suntree offers established single-family homes, many on or near golf.

How prices feel

Toward the upper end of the mainland. Zillow's typical value for ZIP 32940, which covers much of Viera and Suntree, was about \$491,000 (9/30/2026). Viera Voice reported Atlin Cove homes starting in the low \$400,000s when sales opened in 2026.

Schools & the daily drive

Brevard Public Schools operates schools within Viera and Suntree. Because the area is still growing, double-check school assignments for brand-new neighborhoods with the district.

I-95 interchanges at Viera Boulevard and Wickham Road make it a quick drive to Melbourne's job centers, with Cocoa and Port Canaveral to the north.

HOA or no HOA?

Plan on it. Most of Viera has a master association plus neighborhood associations, and parts sit within a special district, so read every document and add the fees to your monthly budget. Suntree neighborhoods typically have HOAs too.

What people love

- Newer homes and lots of floor-plan choice
- Parks, trails, zoo and wetlands next door
- Errands and dining close by
- Central location on I-95

Go in with eyes open

- Higher price feel than most of the mainland
- HOA fees and rules (sometimes several layers)
- Newer areas have less shade
- Farther from the beach than beachside towns



Kevin's tip

When you compare new neighborhoods here, put the full monthly cost side by side: mortgage, taxes, insurance and every association or district fee. Two similar prices can feel very different by month three.

Sources: [viera.com](https://www.viera.com) neighborhood & things-to-do pages; Brevard Zoo 2026 fact sheet; Brevard County Utility Services (wetlands); Viera Voice (Atlin Cove, 2026); Zillow ZIP 32940 (9/30/2026). Full list on page 23.

AREA 04

Rockledge

Old Florida charm in the middle of everything

Rockledge is one of Brevard's older cities, and it wears it well. **Rockledge Drive** winds along the Indian River under big oaks, past historic homes that make for one of the prettiest drives or bike rides in the county. Beyond the river, you'll find comfortable mid-century neighborhoods and newer subdivisions toward I-95. It sits right in the middle of the county, so Viera, Cocoa Village, Merritt Island and the Beachline to Orlando are all close.

Who it fits

- ✓ You love older homes, shade trees and a riverfront drive
- ✓ Being central matters more than being trendy
- ✓ You want Cocoa Village's restaurants nearby without living in a busy downtown
- ✓ You want options from historic to brand-new
- ✓ You split time between north and south Brevard

Local favorites

SCENIC

Rockledge Drive

A riverfront road lined with historic homes and old oaks. Go early for the sunrise over the river.

GARDEN & CAFÉ

Rockledge Gardens

A beloved local garden center on US-1 with a market, café and seasonal events.

DINNER

Ashley's of Rockledge

A long-running US-1 restaurant and bar, a Rockledge institution for dinner and drinks.

PARK

McLarty Park

Nearly 20 acres with a pool, courts, ball fields, a playground and a community center.

A Saturday in Rockledge

MORNING

Bike or drive Rockledge Drive while the river is still glassy.

AFTERNOON

Browse plants and grab lunch at Rockledge Gardens.

EVENING

Dinner at Ashley's, or hop over to Cocoa Village.

LOCAL GOVERNMENT

City of Rockledge

GETTING TO THE BEACH

SR 520 across Merritt Island to Cocoa Beach

SIGNATURE MOMENT

Sunrise on Rockledge Drive

Homes & new construction

Historic riverfront homes along Rockledge Drive, plenty of 1950s–'80s ranch homes on established streets, and newer subdivisions nearer I-95. New-construction pockets include **Catamaran Cove** (townhomes and single-family, under construction near Fiske Boulevard per the city's development list) and the planned **Reserve at Turtle Creek** by Holiday Builders.

How prices feel

Generally mid-range for Brevard, with the riverfront and newer homes near Viera at the top. I'd rather pull fresh numbers for your exact search than quote a citywide figure here.

Schools & the daily drive

Brevard Public Schools serves Rockledge, and Eastern Florida State College's Cocoa campus is close by. Confirm assigned schools by address.

Very central. US-1 and I-95 run north-south, SR 520 heads east to the beaches and west toward Orlando, and SR 528 is a short drive north.

HOA or no HOA?

Mixed. Most older neighborhoods have no HOA; newer subdivisions usually do.

What people love

- Central to everything in the county
- Historic character and mature trees
- Range from historic to new construction
- Cocoa Village dining minutes away

Go in with eyes open

- Fewer walkable dining spots inside the city itself
- Older homes need insurance homework
- US-1 and 520 corridors get busy
- Riverfront homes may sit in flood zones



Kevin's tip

If a historic riverfront home catches your eye, ask for the elevation certificate and insurance history right away. Character homes can be wonderful; just know the numbers first.

Sources: City of Rockledge Active Development Applications; Holiday Builders; Brevard County Parks (McLarty Park); rockledgegardens.com; ashleysofroclledge.com. Full list on page 23.

AREA 05

Merritt Island

Water on both sides, rockets out front

Photo: Annie Spratt / Unsplash

Merritt Island is an unincorporated island between the Indian River and the Banana River, which means water is part of daily life. Canal homes with boat lifts, riverfront sunsets, fishing docks. To the north is the Merritt Island National Wildlife Refuge and the Kennedy Space Center, so launches here feel close. Cocoa Beach is one causeway away, and Port Canaveral is right there for weekend cruises and fresh seafood.

Who it fits

- ✓ Your dream includes a dock, a boat lift, or a kayak in the garage
- ✓ Launch days are a big deal to you
- ✓ You work at the Cape, the port, or in north and central Brevard
- ✓ You want the beach close but like living on the river side
- ✓ You like established neighborhoods over brand-new ones

Local favorites

WILDLIFE

Black Point Wildlife Drive

A seven-mile one-way drive through the refuge. It closes on some launch days, so check first.

REFUGE

Merritt Island National Wildlife Refuge

Trails, birding and lagoon views on land shared with the space center.

PARK

Kiwanis Island Park

A fitness trail, courts, a boat launch and a fishing dock.

WATERFRONT

Marker 24 Riverfront Grille

Dining on the water at Marker 24 Marina.

SPACE

Kennedy Space Center Visitor Complex

Rockets, astronauts and launch-viewing packages, a short drive north.

A Saturday in Merritt Island

MORNING

Black Point Wildlife Drive while the birds are active.

AFTERNOON

Rockets and exhibits at the Kennedy Space Center Visitor Complex.

EVENING

A waterfront table at Marker 24 Riverfront Grille.

LOCAL GOVERNMENT

Unincorporated Brevard County

GETTING TO THE BEACH

SR 520 causeway straight to Cocoa Beach

SIGNATURE MOMENT

A launch climbing over the river

Homes & new construction

Lots of 1960s–'80s ranch homes, canal-front and riverfront homes, and some newer infill. Land is limited, so new-construction pockets are small. In 2026 that included Egret's Reserve (Maronda Homes) and Island Forest Preserve, according to local market reports.

How prices feel

A wide range. Interior neighborhoods can feel moderate for the county, while waterfront homes with ocean access carry a clear premium. Water, dock and bridge clearance drive value as much as square footage.

Schools & the daily drive

Brevard Public Schools has elementary, middle and high schools on the island. Confirm assigned schools by address.

SR 520 and SR 528 connect you west to the mainland and Orlando and east to Cocoa Beach. North-island drivers should test peak-hour traffic and occasional drawbridge waits at the Barge Canal.

HOA or no HOA?

Many older neighborhoods have no HOA, though some have deed restrictions or voluntary associations. Read restrictions before planning a boat or RV.

What people love

- Boating and waterfront living
- Launch views and space-industry jobs nearby
- Quick hop to Cocoa Beach and the port
- Established, tree-lined neighborhoods

Go in with eyes open

- Flood zones and insurance are a real line item
- Limited new construction
- Bridge and causeway traffic at peak times
- Lots of homes are older and need updating



Kevin's tip

On a canal home, ask how the canal connects to open water, the fixed-bridge clearances on the way out, and the seawall's age and condition. That's where boat-lovers win or lose.

Sources: U.S. Fish & Wildlife Service (Merritt Island NWR); Brevard County Parks (Kiwanis Island Park); marker24marina.com; Living Space Coast (Merritt Island new construction, 2026). Full list on page 23.

AREA 06

Indialantic & beachside

Sand in the car and pizza by the boardwalk

Photo: Petra Valaskova / Unsplash

Cross the US-192 causeway from Melbourne and you land in **Indialantic**, a small town with its own government and a beach-town core you can walk. Surf in the morning, coffee, a slice by the boardwalk. Just south, **Melbourne Beach** is its own town too, quieter and residential, and the barrier island keeps going toward Sebastian Inlet. This is the classic beachside lifestyle in south Brevard.

Who it fits

- ✓ You want to walk or bike to the ocean
- ✓ You surf, fish, or just need salt air daily
- ✓ You'd trade yard size for location
- ✓ You're comfortable with flood and insurance homework
- ✓ You like a small-town feel with Melbourne a bridge away

Local favorites

BEACH PARK

Nance Park & the boardwalk

Beach access off Wave Crest Avenue with volleyball, showers and a playground.

SLICE

Bizzarro's Famous NY Pizza

A beachside favorite steps from the Indialantic boardwalk.

LIFEGUARDED

Paradise Beach Park

Just north of Indialantic, lifeguarded year-round.

RIVER SIDE

Melbourne Beach Pier

A historic wooden pier on the river side for sunsets and fishing.

DAY TRIP

Sebastian Inlet State Park

Surf and fishing at the south end of the county. Check for bridge construction updates in 2026.

A Saturday in Indialantic & beachside

MORNING

Surf or walk the beach at Nance Park and the boardwalk.

AFTERNOON

A slice at Bizzarro's, then a swim at Paradise Beach Park.

EVENING

Sunset over the river from the Melbourne Beach Pier.

LOCAL GOVERNMENT

Town of Indialantic
(Melbourne Beach is its own town)

GETTING TO THE BEACH

You're already there

SIGNATURE MOMENT

Morning surf by the boardwalk

Homes & new construction

Mid-century beach cottages, ranch homes, oceanfront and riverfront condos, and newer rebuilds. There's little vacant land, so "new construction" usually means a teardown and rebuild, or a newer condo.

How prices feel

Among the higher-priced parts of the county, because location is the product. Taxes vary by town: the 2025 total millage was about 17.61 in Indialantic and about 15.06 in Melbourne Beach (Brevard tax roll).

Schools & the daily drive

Brevard Public Schools serves the barrier island, with some schools on the island and others on the mainland. Confirm assigned schools by address.

The causeway is your connector: Melbourne's jobs, hospital and airport are a short drive west outside of peak traffic.

HOA or no HOA?

Single-family homes often have no HOA. Condos always have associations, and Florida's newer condo safety laws make reserve studies and inspection reports must-reads.

What people love

- Walk-to-the-beach lifestyle
- Surf, fishing, sunrise and sunset on two waters
- Small-town feel with city services nearby
- Strong long-term demand for the location

Go in with eyes open

- Flood zones, insurance and wind exposure
- Dune erosion after storms (Nicole hit this stretch in 2022)
- Seasonal visitors and beach parking
- Higher price per square foot



Kevin's tip

Get insurance and flood quotes in the first week of your inspection period, not the last. Beachside deals rise or fall on those numbers.

Sources: Town of Indialantic parks page; Visit Space Coast (Bizzarro's, beach safety); Florida State Parks (Sebastian Inlet); BCPAO 2025 millage sheet; FL DEP Hurricane Nicole report (Dec 2022). Full list on page 23.

AREA 07

Grant-Valkaria

Rural by choice, river on the doorstep

Grant-Valkaria is Brevard's newest town, incorporated in 2006 by residents who wanted to keep its rural character, and its planning reflects that. It started as a fishing settlement on the Indian River Lagoon, and you can still feel it: boat ramps, waterfront restaurants, cattle land and nurseries. Lots are big, roads are quiet, and the town's biggest party is a seafood festival.

Who it fits

- ✓ You want acreage, a workshop, or room for horses
- ✓ No HOA matters more than being close to shopping
- ✓ You fish or boat on the lagoon
- ✓ You like a slower pace and dark night skies
- ✓ A longer drive to errands doesn't bother you

Local favorites

FESTIVAL

Grant Seafood Festival

Billed as the longest-running seafood festival on the East Coast and run by volunteers. The 59th was in March 2026.

HISTORY

Grant Historical House

The 1916 Bensen House, a pioneer-era museum on US-1.

OUTDOORS

Grant-Valkaria Community Park

Fishing, trails and disc golf.

ON THE WATER

Christenson's Landing

A large boat ramp onto the Indian River Lagoon.

AVIATION

Valkaria Airport

A general aviation airport that also hosts festival parking.

A Saturday in Grant-Valkaria

MORNING

Launch a kayak or boat at Christenson's Landing.

AFTERNOON

Visit the Grant Historical House (call ahead for hours).

EVENING

In March, it's the Grant Seafood Festival. Otherwise, fish the park lakes at golden hour.

LOCAL GOVERNMENT

Town of Grant-Valkaria

GETTING TO THE BEACH

Mainland; plan a longer drive to the nearest causeway

SIGNATURE MOMENT

The Grant Seafood Festival each March

Homes & new construction

Mostly custom and older homes on larger lots, some waterfront on the river, and few traditional subdivisions. New construction usually means buying land and building custom, or finding a recently built home on acreage.

How prices feel

Land drives value here. Acreage and river frontage carry the premium, and the range is wide. I'll pull dated comps for your specific search rather than quote a town-wide number.

Schools & the daily drive

Brevard Public Schools serves Grant-Valkaria. Confirm assigned schools by address, and plan on longer drives to many of them.

US-1 runs north to Palm Bay and Melbourne along the river, with I-95 reached through Palm Bay. Plan on driving for most errands.

HOA or no HOA?

Mostly no HOA, which is part of the appeal. Check zoning and any deed restrictions if you plan animals, outbuildings or a business.

What people love

- Space, privacy and freedom on your land
- River access and boat ramps
- Mostly no HOA
- Strong small-town identity

Go in with eyes open

- Longer drives to shopping and services
- Well and septic are common
- Fewer homes for sale at any given time
- Rural roads and limited sidewalks



Kevin's tip

Before you buy land here, check the zoning, the flood zone, and how septic and well will work on that parcel. A quick call to the town and a good surveyor saves a lot of surprises.

Sources: grantvalkaria.org (history & recreation); grantseafoodfestival.com; Visit Space Coast (59th Grant Seafood Festival). Full list on page 23.



Photo: Annie Spratt / Unsplash



Photo: Annie Spratt / Unsplash

BONUS PAGE

Cocoa & Cocoa Beach

Not on your short list yet? They're worth a Saturday. One is a historic river village, the other is a classic surf town, and they're a short drive apart across Merritt Island.

Cocoa: the village on the river

Historic Cocoa Village is a walkable riverfront downtown with shops, restaurants and the **Historic Cocoa Village Playhouse**, now in its 37th season. Head west on SR 520 to **Lone Cabbage Fish Camp** for airboat rides on the St. Johns River and a very Florida lunch.

Homes: older riverfront homes, bungalows near the village and mid-century neighborhoods. **HOA:** mostly older areas without one.

Fits you if you want a walkable little downtown, central location and quick access to SR 528 toward Orlando.

Cocoa Beach: surf-town classic

Walk the **Cocoa Beach Pier**, open year-round, browse the famous **Ron Jon Surf Shop**, and spread out at **Lori Wilson Park**, a free county beach park with a boardwalk and a dog park. Port Canaveral and **Jetty Park** are just north for cruises and launch views.

Homes: mostly condos, canal-front homes and beach cottages. **HOA:** condos have associations; many single-family homes don't.

Fits you if you want the beach as your backyard and don't mind visitors in season.



Kevin's tip

Do a "two-town day": breakfast and shops in Cocoa Village, the beach and pier in the afternoon, then catch the sunset back over the river on the way home. It's the fastest way to feel whether you're a river person or an ocean person.

Sources: cocoavillageplayhouse.com (37th season, 2026–27); cocoabeachpier.com; Brevard County Parks (Lori Wilson Park); twisterairboatrides.com (Lone Cabbage Fish Camp). Full list on page 23.

Your next steps

You don't need to have it all figured out to talk. Most people who call me have two or three areas circled and a lot of questions. That's the perfect place to start.

1

Book a free call

Pick a time at spacecoastwithkevin.com. We'll talk about your timeline, budget, work and how you want your week to feel.

2

Get your short list

I'll match what you told me to two or three areas, with real numbers, insurance and flood notes, and the HOA picture for each.

3

Tour it your way

In person, or live video if you're still out of state. We'll drive the commute and walk the neighborhoods, not just the houses.

Bring these questions to our call

- ◆ Where will you drive most days, and how long is too long?
- ◆ Beach life, river life, or a big yard?
- ◆ Brand new, or character with some updating?
- ◆ HOA amenities, or no rules on the boat and trailer?
- ◆ What monthly payment feels comfortable, all-in?

Book your free call

spacecoastwithkevin.com

Or call or text **(321) 532-2026**
spacecoastwithkevin@gmail.com



Kevin Vacciana, REALTOR®
Real Broker, LLC

Not ready to talk yet? That's fine. Follow along on Instagram at [@kevinvaccianna](https://www.instagram.com/kevinvaccianna) for home tours, local news and neighborhood spotlights, and reach out whenever the timing feels right.

Sources & notes

All sources opened October 2026. Numbers change, so check the date next to each figure and ask me for a fresh pull before you decide.

Population, commute	U.S. Census QuickFacts, Palm Bay/Melbourne/Brevard (July 1, 2025 est.; ACS 2020–2024)	census.gov/quickfacts
Home values	Zillow Home Value Index: Melbourne, Palm Bay, ZIP 32940 (updated 9/30/2026)	zillow.com/home-values
Sales & \$/sq ft, Walk Score	Redfin Housing Market, Melbourne & Palm Bay (3 months ending Sept 2026)	redfin.com
Millage	Brevard 2025 millage sheet via BCPAO	bcpao.us/Docs/Taxroll/2025/Millage_2025.pdf
Insurance premium	Florida OIR stability unit report, July 2026 (data as of 3/31/2026)	floir.gov
Flood insurance rule	FEMA / NFIP, "What is my flood zone?"	floodsmart.gov
Hurricane Nicole erosion	FL DEP preliminary Ian & Nicole report (Dec 2022)	floridadep.gov
Launch record	U.S. Space Force, CSO birthday message (Dec 19, 2025)	spaceforce.mil
Lagoon, shoreline	Florida State Parks, Ecology of the Indian River Lagoon; Visit Space Coast visitor information	floridastateparks.org; visitspacecoast.com
Airports	Melbourne Orlando International Airport airlines page; FDOT I-95 at Ellis Road project	mlbair.com; cflroads.com
Employers	EDC of Florida's Space Coast industry profile; Health First	spacecoastedc.org; hf.org
School grade	FLDOE 2025–26 school grades packet; Brevard Public Schools	fldoe.org; brevardschools.org
Palm Bay utilities	City of Palm Bay 2045 Comprehensive Plan, Infrastructure Element	palmbayfl.gov
Palm Bay places	City of Palm Bay facility pages (Turkey Creek, Fred Poppe, Castaways Point); D.R. Horton listing via Homes.com	palmbayfl.gov
Melbourne places	downtownmelbourne.com; egadlife.com; megomalleys.com; pineapplesegad.com; Brevard County Parks	brevardfl.gov
Viera & Suntree	viera.com; Brevard Zoo 2026 fact sheet; Brevard County Utility Services; Viera Voice; usssaspacecoast.com	viera.com
Rockledge	City of Rockledge development applications; Holiday Builders; rockledgegardens.com; ashleysrockledge.com	cityofrockledge.org
Merritt Island	U.S. Fish & Wildlife Service; Brevard County Parks; marker24marina.com; livingspacecoast.com	fws.gov
Beachside	indialantic.com; Visit Space Coast; Florida State Parks (Sebastian Inlet)	indialantic.com
Grant-Valkaria	grantvalkaria.org; grantseafoodfestival.com	grantvalkaria.org
Cocoa & Cocoa Beach	cocoavillageplayhouse.com; cocoabeachpier.com; Brevard County Parks; twisterairboatrides.com	cocoabeachpier.com

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Please read

This guide is for general information about places and lifestyle. It's not tax, legal, insurance or financial advice. Details are believed reliable but aren't guaranteed, so verify school assignments, flood zones, HOA and district rules, and utilities for any property. Kevin Vacciana is a REALTOR® with Real Broker, LLC. Equal Housing Opportunity.



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