

Commercial Land in the City of Titusville

WATSON
COMMERCIAL
REAL ESTATE, INC

**KB Home Verona
Development**

SITE

Grissom Pkwy

ADDRESS

SIZE

TYPE

ZONING

PRICE

**Grissom Pkwy, Titusville,
FL 32780**

1.38 AC
Acres

Land
VACANT

CC
Commercial

\$1,100,000

Property Highlights:

- ✔ Zoned PUD
- ✔ 14,300 ADT traffic count
- ✔ Approximately 205' frontage
- ✔ 1.38 Acres
- ✔ Water, sewer and off-site retention available
- ✔ New KB Homes Development in the area

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson

Broker

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Summary

PRICE:	\$1,100,000
TYPE:	Commercial
ZONING:	CC
LOT SIZE:	1.38 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2026 Total Population:	10,129	55,633	132,036
Avg Household Income:	\$84,391	\$78,232	\$75,060
2026 Total Households:	3,826	21,596	52,916



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Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	662	28,446	55,633
2021 Estimate	630	27,260	52,993
2010 Census	591	26,559	49,713
Growth 2021 - 2026	5.08%	4.35%	4.98%
Growth 2010 - 2021	6.60%	2.64%	6.60%
2021 Population by Hispanic Origin	52	2,320	4,427
2021 Population	630	27,260	52,993
White	566 89.84%	24,240 88.92%	46,445 87.64%
Black	30 4.76%	1,589 5.83%	4,016 7.58%
Am. Indian & Alaskan	2 0.32%	142 0.52%	260 0.49%
Asian	18 2.86%	478 1.75%	897 1.69%
Hawaiian & Pacific Island	1 0.16%	59 0.22%	80 0.15%
Other	13 2.06%	752 2.76%	1,296 2.45%
U.S. Armed Forces	1	31	36
Households			
2026 Projection	283	10,821	21,596
2021 Estimate	271	10,411	20,595
2010 Census	258	10,210	19,119
Growth 2021 - 2026	4.43%	3.94%	4.86%
Growth 2010 - 2021	5.04%	1.97%	7.72%
Owner Occupied	233 85.98%	8,784 84.37%	16,493 80.08%
Renter Occupied	38 14.02%	1,627 15.63%	4,102 19.92%
2021 Households by HH Income			
Income: <\$25,000	53 19.41%	1,251 12.01%	3,032 14.72%
Income: \$25,000 - \$50,000	58 21.25%	2,700 25.93%	5,289 25.68%
Income: \$50,000 - \$75,000	39 14.29%	2,007 19.28%	4,320 20.98%
Income: \$75,000 - \$100,000	38 13.92%	1,419 13.63%	2,587 12.56%
Income: \$100,000 - \$125,000	41 15.02%	1,254 12.04%	1,959 9.51%
Income: \$125,000 - \$150,000	14 5.13%	762 7.32%	1,326 6.44%
Income: \$150,000 - \$200,000	15 5.49%	670 6.43%	1,330 6.46%
Income: \$200,000+	15 5.49%	349 3.35%	752 3.65%
2021 Avg Household Income	\$81,430	\$81,111	\$78,232
2021 Med Household Income	\$66,195	\$65,670	\$61,454

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