Land Investment Unleashed: Beyond Traditional Real Estate

Discover how unique market dynamics are shaping land values across multi-state portfolios.

Swipe for insights →

THE DATA

8.5%

Texas Hill Country Land Value Growth

The Austin-Waco-Hill Country region of Texas experienced significant price per acre appreciation in Q2 2026.

This strong performance highlights the impact of sustained population migration and economic development on rural land values. It underscores the importance of identifying regions with robust underlying growth drivers for strategic land acquisitions.

Source: Texas Real Estate Research Center · Published July 09, 2026

01

Out-of-State Buyers Reshaping Rural Landscapes

States such as Alabama are witnessing a substantial influx of out-of-state buyers, particularly for recreational land. These buyers, often seeking retreats or investment diversification, contribute to increased transaction sizes and overall market vitality. Understanding this demographic shift is vital for effectively positioning land assets.

02

Conservation and Timber: Emerging Value Drivers

The North Carolina land market demonstrates how factors like strong timber markets and increasing conservation easements are influencing forestland values. Beyond traditional agricultural uses, the ecological and sustainable aspects of land ownership are gaining prominence, attracting a new segment of environmentally conscious investors and driving long-term value.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Designated Broker, ALEX.RealEstate

Chair & CEO, ALEX

+1 713.591.9902 · diane@alex.realestate

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy