

Bastrop's Build-Out Is Accelerating

One-year permit growth outpaces Texas by 3x — what this means for investors

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THE DATA

8.9%

One-Year Change in One-Unit Homes Permitted (2025)

Bastrop County's pace of new single-family home approvals rose 8.9% from 2024 to 2025.

This marks a significant uptick in residential construction activity, signaling sustained demand and confidence in long-term growth. The increase reflects not just a surge in housing starts but also the scaling of infrastructure and utility readiness across the SH-71/SH-21 corridor. With 1,546 one-unit permits issued in 2025, Bastrop is outpacing most of the state's fastest-growing markets.

Source: U.S. Census Bureau, Building Permits Survey • Published September 10, 2026
<https://alex-companies.com/data/2026-09-10-bastrop-permits-market-change>



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Permit Growth = Forward-Looking Value Signal

An 8.9% year-over-year increase in one-unit permits isn't just about volume — it's a leading indicator of future supply and demand dynamics. In Bastrop, this growth is driven by the convergence of aerospace, tunneling, and advanced manufacturing employers along the SH-71/SH-21 corridor, which are attracting skilled labor and driving housing demand. The fact that this growth is occurring despite rising interest rates suggests a fundamental shift in market fundamentals, not a cyclical spike.



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Construction Momentum Is Self-Reinforcing

As new homes are permitted, the county's infrastructure and utility capacity are being upgraded in tandem — a feedback loop that reduces bottlenecks and accelerates future approvals. This creates a virtuous cycle: more permits lead to better infrastructure, which enables more permits. Unlike markets where development is stymied by gridlock or land constraints, Bastrop's growth is being proactively managed, reducing friction for developers and increasing predictability for buyers and investors.

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