

Widest Commute Spread in Texas — ALEX Intelligence 2026

Texas Hill Country Has the Widest Commute Spread in State

ALEX Intelligence 2026: 35.8-minute spread between Lakehills and Fredericksburg

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THE DATA

35.8

Spread in Mean Commute Across the Market, in Minutes (2024)

The largest commute spread in Texas, measured between Lakehills and Fredericksburg.

This 35.8-minute gap reflects a profound geographic and economic divergence within the Hill Country. At one end, Lakehills sees a mean commute of 49.9 minutes—indicating high isolation and reliance on long-distance work. At the other, Fredericksburg clocks just 14.1 minutes, signaling tight-knit, walkable urban cores. This disparity is not incidental; it's structural, shaping where people choose to live, work, and invest.

01

Commute Distance = Value Resilience

The wider the commute spread, the more pronounced the value differentiation becomes. Areas like Lakehills and Granite Shoals, with longer average commutes, are not just remote—they are becoming premium destinations for those seeking isolation and space. Their real estate values are less sensitive to interest rate fluctuations because they attract buyers for whom proximity to a job is secondary to lifestyle. This makes them the most resilient in downturns.



02

The Future Is Not Centralized

Fredericksburg's 14.1-minute mean commute is a relic of a bygone era. As remote work becomes entrenched, the value of low commute times diminishes. What matters now is not proximity to a city center, but proximity to nature, privacy, and infrastructure that supports long-term living. The market is evolving into a dual ecosystem: hyper-connected enclaves for digital nomads and deeply isolated estates for those seeking permanence.

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