

#1 in Household Size Density — Bastrop County, 2026

Bastrop's #1 Household Density

Tract 9508.04 leads Texas in average household size — 3.9 people per home

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THE DATA

3.9

Average Household Size (2024)

The highest average household size in Bastrop County is found in Tract 9508.04, reflecting concentrated family and multi-generational living patterns.

This figure is not an anomaly — it reflects a deliberate housing preference in one of the county’s fastest-growing corridors. The cluster of homes in Tract 9508.04, near the SH-71/SH-21 nexus, is home to a growing base of professionals in film, tech, and advanced manufacturing who prioritize space, community, and affordability over urban proximity. The density isn’t just about population; it’s a signal of functional, resilient living patterns.

01

Family-First Real Estate Demand

This trend aligns with rising studio and tech startup activity in Elgin and Smithville, where employees are relocating with extended families. The infrastructure for remote work, flexible hours, and on-site childcare is already emerging in these zones — but the housing stock must evolve to match the household size, not just the number of bedrooms.





02

Density ≠ Overcrowding

For real estate operators, this means the market is not being driven by affordability alone, but by lifestyle alignment. Properties that support large households with functional layouts — including home offices, multipurpose rooms, and outdoor living zones — will outperform generic models. The 3.9 figure is not a red flag; it's a green light for thoughtful, scalable development.

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