76.1% of Large Apartment Stock in Top 3 Tracts — ALEX Intelligence 2026

76.1% of Bastrop’s Large Apartments in 3 Tracts

Top 3 neighborhoods house nearly four out of five large units — ALEX Intelligence, 2026

THE DATA

76.1%

Share of the Market's Large Apartment Stock in Its Top Three Neighbourhoods (2024)

This concentration is a structural feature of Bastrop County’s housing market, not a temporary trend.

The data reveals a deeply uneven distribution of large-scale rental inventory. Tract 9503.01 alone holds 85 units, making it the dominant node in the county’s apartment economy. This level of clustering suggests that infrastructure, access to employment corridors, and public services are highly localized — a pattern that shapes where workforce housing is most accessible and where new development is likely to follow.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-20-bastrop-concentration-apartment-units-tract

01

Density Is a Strategic Advantage

The extreme concentration of large units in just three tracts creates a self-reinforcing development loop. High density in these zones lowers per-unit infrastructure costs, increases economies of scale for utilities and maintenance, and attracts commercial services — from retail to transit — that further boost property values. This is not sprawl; it is strategic urbanization, where the most valuable real estate outcomes emerge not from spreading out, but from concentrating investment where demand is already proven.

02

The Edge Is in the Tract, Not the Town

Bastrop County's growth is not defined by municipal boundaries, but by tract-level economic clustering. The fact that Tract 9503.01 dominates with 85 units — while Tract 9501.01 has zero — shows that land-use outcomes are determined by micro-location, not general geography. This means that real estate value appreciation is not uniform across the county. Investors and developers who treat the county as a single market risk misallocating capital. The real edge lies in identifying the tract-level clusters that already define the future of workforce housing and commercial activity.

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

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