

#1 in Highest Median Gross Rent in Bastrop County — ALEX Intelligence 2026

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Tract 9504.03 leads the county at \$2,080 — driven by industrial proximity and infrastructure evolution

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THE DATA

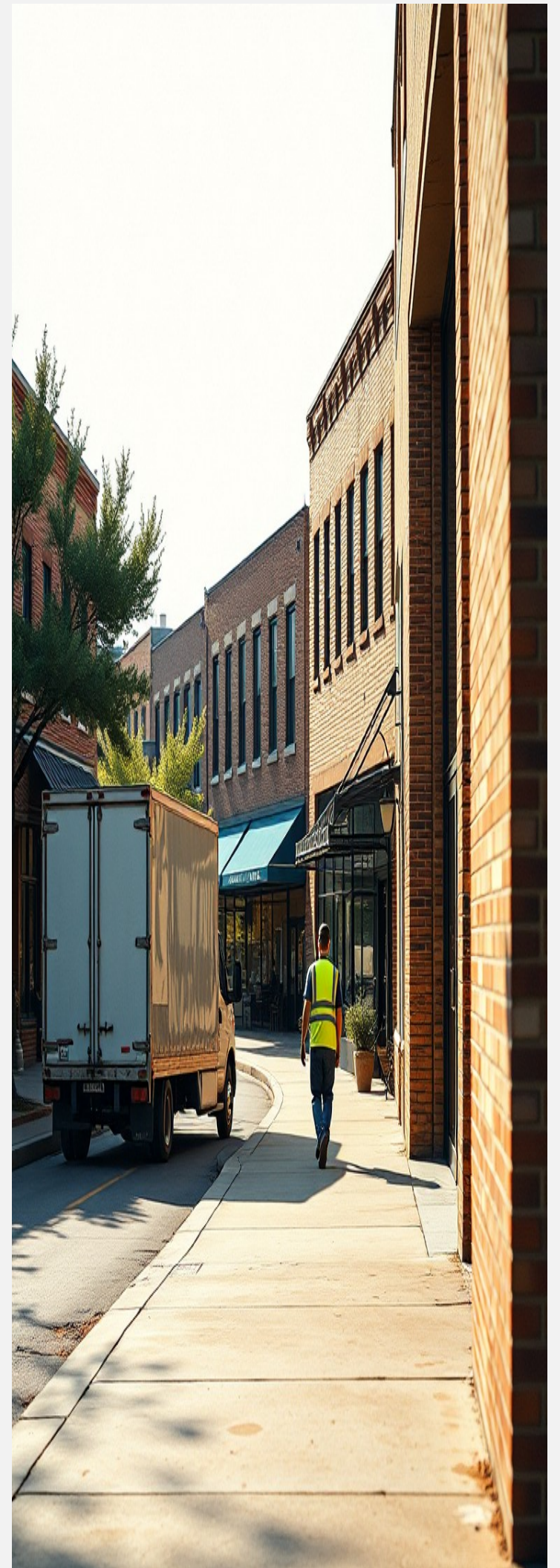
\$2,080

Median Gross Rent (2024)

The highest rent in Bastrop County is found in Tract 9504.03, a zone undergoing rapid industrial and logistical transformation.

This figure is not an outlier but a signal: the most valuable residential real estate in Bastrop County is not defined by scenic views or historic charm, but by adjacency to industrial corridors. The \$2,080 median rent reflects demand from skilled workers in advanced manufacturing, tunneling, and aerospace logistics — not leisure or lifestyle migration.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-26-bastrop-gross-rent-tract-mkt>



01

Rent reflects workforce proximity, not lifestyle

The \$2,080 median rent in Tract 9504.03 is not a premium for luxury — it is a direct function of job access. This has created a self-reinforcing cycle: industrial growth drives housing demand, and housing demand elevates rents in the most accessible zones. This is not a market for tourists or remote workers — it is a labor market where location is a competitive advantage.

02

Industrial zoning shapes housing value

The ranking reveals a new hierarchy in Bastrop County: value is no longer determined by neighborhood age or school quality, but by proximity to industrial infrastructure. Tract 9504.03, despite not being the oldest or most centrally located, now commands the highest rent because it sits at the nexus of new industrial development and existing rail and highway access. This shift signals that future housing value will be tied to land-use policy and infrastructure planning — not historical development patterns. The county's economic trajectory is being reshaped not by real estate developers, but by logistics and industrial strategy.



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