

#1 Best In Texas Real Estate™: Bastrop County — ALEX Intelligence 2026

#1 Best In Texas Real Estate™: Bastrop County

ALEX Intelligence 2026: Affordability Gap Ranks #1 in Texas

Swipe for insights →

THE DATA

1.1x

Top-to-Median Affordability Gap (2024)

This figure measures how unevenly affordability is distributed across ZIP codes in Bastrop County.

The headline figure of 1.1x reveals a paradox: while the county as a whole is growing rapidly, the spread of affordability is not keeping pace with demand. This suggests that economic gains are concentrated in specific areas, particularly ZIP 78659, where affordability is 3.9x higher than the median. This imbalance may signal a deepening divide in access to housing, even as industrial and residential development accelerates.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-28-bastrop-spread-value-to-income-zcta>



01

Affordability is a privilege, not a right

The 3.9x gap in ZIP 78659 indicates that only a small segment of the population can afford to live in the most desirable areas. This is not a market failure but a structural outcome of targeted development. The result is a hidden exclusion: access to opportunity is tied to ZIP code, not income alone.



02

Growth without inclusion is unsustainable

When the top ZIP codes are 3.9x more affordable than the median, it means the rest of the county is being priced out of the very growth it fuels. This is not a supply shortage—it's a distribution failure. As industrial construction permits rise and new projects launch, the benefits are not trickling down. If workforce housing does not follow the growth, long-term retention and community cohesion will erode. The county's future depends on whether leaders can align development with equitable access.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

