

#1 Most Densely Occupied Place in San Antonio MSA — ALEX Intelligence 2026

Lackland AFB Leads in Household Size

3.9 people per home — highest in San Antonio MSA

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THE DATA

3.9

Average Household Size (2024)

Lackland AFB has the highest average household size in the San Antonio MSA.

This figure reflects a unique demographic structure shaped by military deployment patterns and housing constraints. With 3.9 people per household, Lackland AFB stands apart from surrounding communities, where average sizes fall between 2.6 and 3.3. This density is not accidental — it's a product of base housing allocations, family housing policies, and the concentration of service members with dependents.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-sa-msa-household-size-place-mkt>



01

Military Housing Drives Density

The 3.9 average household size at Lackland AFB is not a reflection of suburban sprawl or family migration trends, but of institutional housing allocation. Military bases are designed to house entire families in single units, often with shared or multi-generational arrangements. This structural pattern creates a higher baseline for household size than civilian communities, even those with strong family demographics. As the military continues to expand housing and family support programs, this density will likely persist, shaping long-term demand for larger, multi-bedroom units in adjacent areas.

02

Affordability Through Shared Space

High household size at Lackland AFB suggests a form of built-in affordability through shared living. With more people per home, per-capita housing costs are reduced, even if total unit prices remain high. This dynamic could explain why, despite elevated regional prices, military-affiliated communities maintain stable occupancy and low vacancy. For developers, this implies a strategic opportunity: designing family- and multi-generational-oriented units in proximity to bases could capture demand without relying on price reductions, leveraging density as a competitive advantage.



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