

#1 in Senior Population Share — Killeen-Temple MSA 2026

# #1 in Senior Population Share — Texas

Lampasas leads all Texas cities in share aged 65+

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## THE DATA

# 19.4%

### Share Aged 65 and Over (2024)

Lampasas has the highest share of residents aged 65 and over in Texas.

This 19.4% figure represents a demographic shift that is redefining housing demand across the Killeen-Temple MSA. As the region's oldest city, Lampasas is experiencing growing demand for age-friendly housing, walkable neighborhoods, and healthcare-accessible communities. This trend is not a fluke but a structural development tied to long-term workforce stability and military retiree migration.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-03-killeen-temple-senior-share-place-mkt>



# 01

## Age-Driven Demand Reshapes Development

The 19.4% senior share in Lampasas is not just a statistic—it's a market signal. New developments near Fort Cavazos and the Baylor Scott & White medical corridor are increasingly incorporating accessibility features, low-maintenance living, and proximity to healthcare. This shift is creating a blue ocean of opportunity for builders and investors who prioritize senior-oriented design over traditional suburban layouts.



# 02

## Stability Amid Growth

While the Killeen-Temple MSA experiences rapid population growth, Lampasas stands out as a market with demographic maturity. This balance between new arrivals and established residents creates a unique economic stability. Unlike fast-growth areas that face boom-bust cycles, Lampasas' aging population supports consistent demand for housing, services, and healthcare—factors that strengthen long-term real estate resilience.

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