

#1 Best In Texas Real Estate™: Bastrop County

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Top neighbourhoods are 1.8x more valuable than the median — ALEX
Intelligence, 2026

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THE DATA

1.8x

Top-to-Median Home Value Gap (2024)

The most expensive tract in Bastrop County is 1.8 times more valuable than the median home value across the county.

The disparity is not accidental — it's rooted in zoning, land availability, and proximity to advanced manufacturing and aerospace hubs. Tract 9503.01, the top performer, sits at the nexus of new industrial development and infrastructure upgrades, capturing premium value.

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

<https://alex-companies.com/data/2026-10-04-bastrop-spread-home-value-tract>



01

Value is not random — it's engineered

Meanwhile, the rest of the county remains constrained by older zoning, limited infrastructure, and lower land availability. This creates a bifurcated market: one corridor thrives on industrial momentum, while others remain locked in a slower-growth trajectory. The gap isn't about supply — it's about where the future is being built.

02

The next phase is not just housing — it's equity

The solution isn't to slow growth — it's to rewire access. Local leaders must ensure that new development includes affordable and workforce housing in high-opportunity zones. Without proactive land-use planning, the 1.8x gap may become a permanent divide, undermining the very economic engine that created it.

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

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