

#1 Best In Texas Real Estate™: Bastrop County

**31.6% of Bastrop's
Neighbourhoods Rent Above
\$1,500**

Top 6 Tracts Lead Texas in High-Income Rental Density

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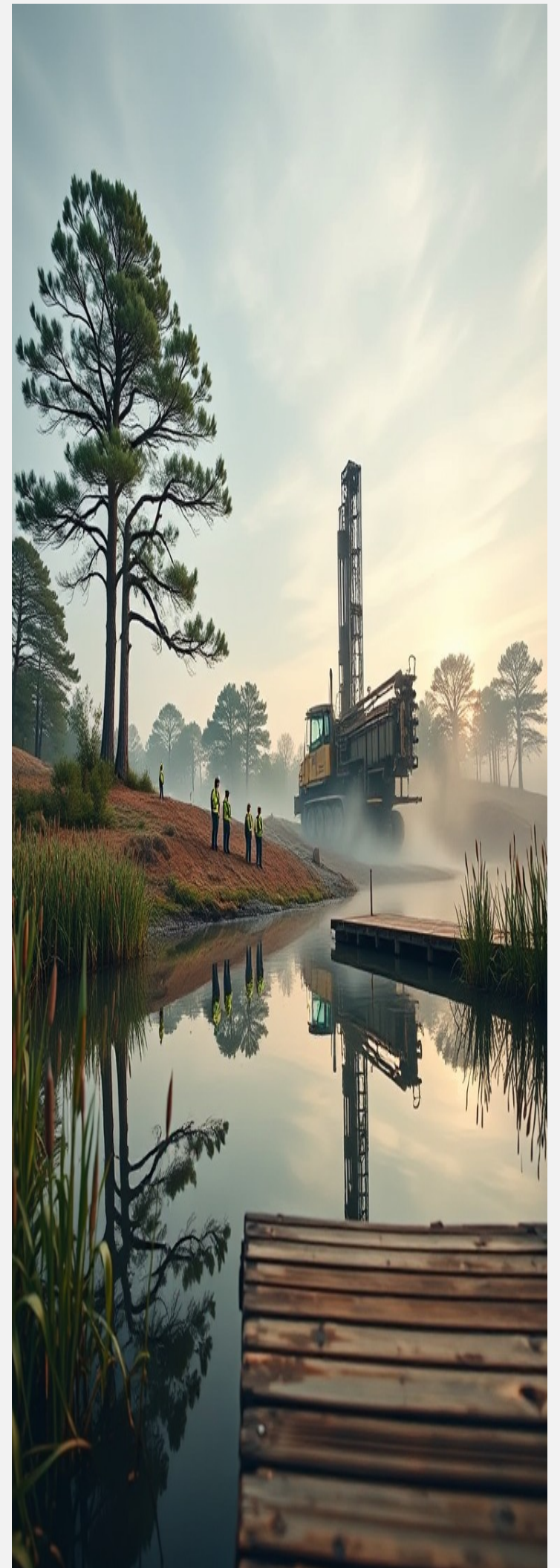
THE DATA

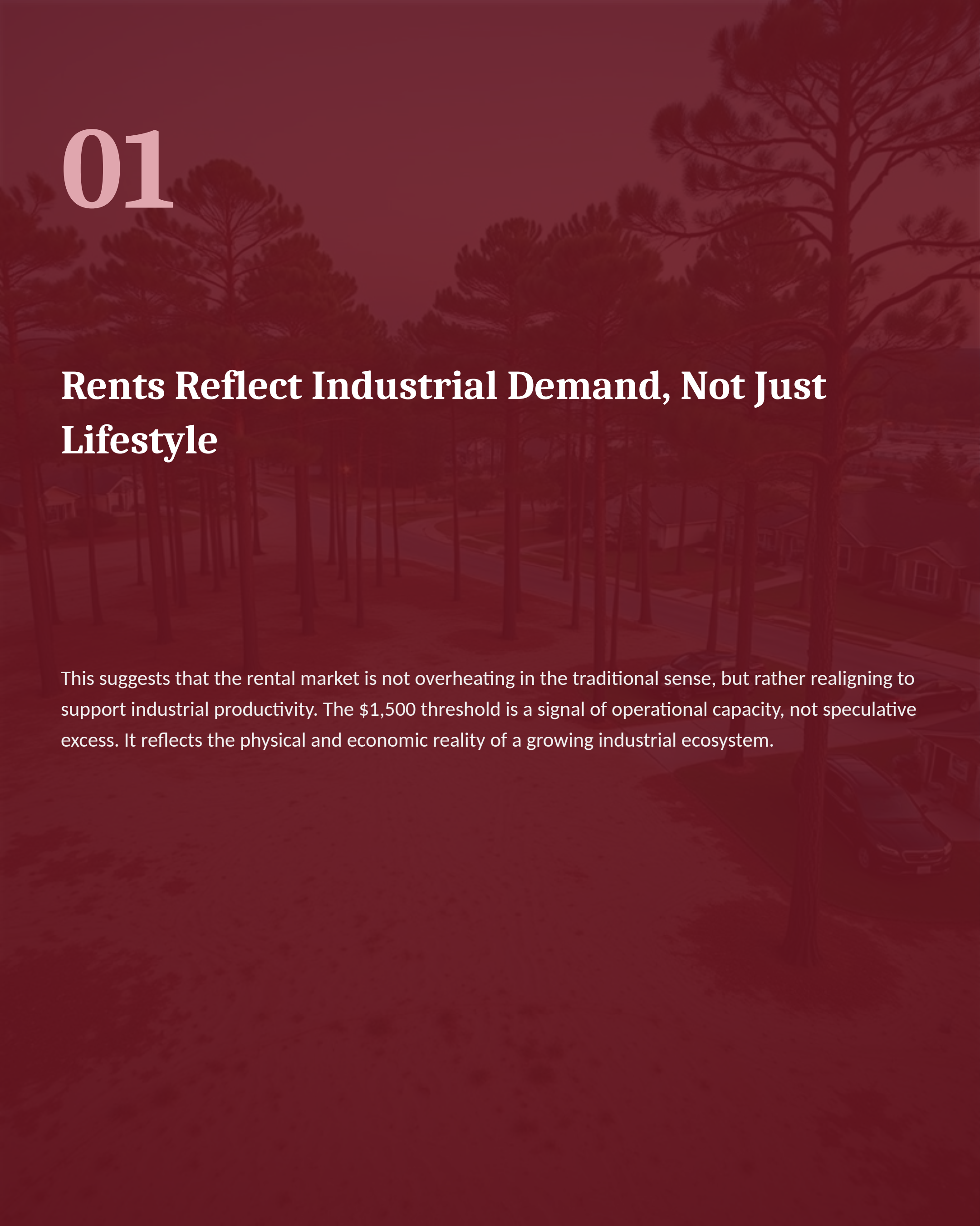
31.6%

Share of Neighbourhoods With Median Gross Rent Above \$1,500 (2024)

This figure reflects the concentrated rise in high-income housing demand across six tracts in Bastrop County. These areas are not isolated enclaves but are directly tied to the expansion of industrial employers, including tunneling, studio, and aerospace firms. The data shows that rising rents are not a side effect of gentrification but a structural response to employment-led migration.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-05-bastrop-threshold-gross-rent-1500-tract>





01

Rents Reflect Industrial Demand, Not Just Lifestyle

This suggests that the rental market is not overheating in the traditional sense, but rather realigning to support industrial productivity. The \$1,500 threshold is a signal of operational capacity, not speculative excess. It reflects the physical and economic reality of a growing industrial ecosystem.

02

Infrastructure Fuels Rental Density, Not Just Housing

The data shows that the highest-rent tracts are not the most remote or scenic but the most connected to industrial zones. This underscores a shift: real estate value is increasingly tied to proximity to operational infrastructure, not just natural amenities. The \$1,500 threshold is not a luxury metric—it is a proxy for access to jobs and logistics.



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