

Top-to-Median Gross Rent Gap: 1.3x — ALEX Intelligence 2026

1.3x Rent Gap in Killeen-Temple

Top ZIP vs. Middle ZIP — ALEX Intelligence 2026

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THE DATA

1.3x

Top-to-Median Gross Rent Gap (2024)

In ZIP 76549, top-tier rents are 1.3 times higher than the median across Bell, Coryell, and Lampasas counties.

This 1.3x gap is not a statistical anomaly — it reflects a structural bifurcation in the Killeen-Temple housing market. The highest rent ZIPs are located near Fort Cavazos and the Baylor Scott & White medical corridor, where military and healthcare workers command higher incomes and demand premium housing. Meanwhile, middle-tier rents reflect broader affordability constraints for service-sector and mid-level civilian workers.

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



01

Affordability is a function of access

The 1.3x rent gap reveals that housing value is not just about location — it's about access to employment engines. ZIP 76549, which leads in rent, is positioned within a five-mile radius of Fort Cavazos and the medical complex. This proximity enables high-income residents to justify premium rents, while those outside this corridor face a widening affordability gap. The market is not simply growing — it is stratifying by access to institutional income hubs.

02

Rent premium as a signal of stability

The persistence of this 1.3x gap is not a sign of instability — it's a sign of institutional anchoring. Unlike speculative markets where rent spikes collapse after a bubble, the Killeen-Temple gap is sustained by two permanent drivers: the U.S. Army's presence at Fort Cavazos and the expansion of the Baylor Scott & White medical system. These are not transient forces; they are structural anchors that sustain premium rent levels in high-access ZIPs and shape long-term market dynamics.



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