

#1 in Texas Hill Country, #1 of 11 Cities — ALEX Intelligence 2026

#1 in Texas Hill Country, #1 in Texas

Fredericksburg leads all Texas cities in senior share — ALEX Intelligence 2026

Swipe for insights →

THE DATA

32.0%

Share Aged 65 and Over (2024)

Fredericksburg's senior population share is the highest in the Texas Hill Country and in the state among comparable cities.

This figure is not an anomaly—it reflects decades of intentional community design, cultural continuity, and infrastructure that supports aging in place. The 32.0% threshold marks a threshold of social capital: a population that has not only settled but actively shaped the region's identity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-hill-country-tx-senior-share-place-mkt>



01

Aging Is a Strategic Advantage

In the Texas Hill Country, high senior share is not a demographic liability—it is a signal of deep-rooted place attachment and long-term stewardship. Residents aged 65+ in Fredericksburg are not just retiring; they are actively shaping land use, civic life, and cultural heritage, reinforcing stability in property values and community cohesion.

This cohort's longevity is a form of capital: they vote, volunteer, and invest in place, reducing turnover and preserving neighborhood quality. Their presence attracts lifestyle-driven buyers seeking continuity, not disruption.

02

The Hidden Infrastructure of Longevity

The region's ability to sustain such a high senior population is underpinned by a unique blend of rural healthcare access, walkable town centers, and decentralized utilities. The Arthur Nagel Clinic's recognition in the area underscores medical infrastructure that supports aging in place.

This infrastructure is not accidental. It is the product of civic investment—like the Bandera HOT fund approvals and the Boerne Gold Star monument—where public services are aligned with demographic reality, not just economic growth. These are not just services; they are social contracts that make longevity viable.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

