

#1 of 10 Texas ZIPs, #1 of 5 DFW ZIPs — ALEX Intelligence, 2026

#1 of 5 DFW ZIPs, #1 of 10 Texas ZIPs

Where the most affluent real estate is becoming philanthropy's engine — ALEX Intelligence, 2026

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THE DATA

\$250,001

Median Household Income (2024)

The median income in ZIP 76092 — the top-ranked ZIP for donatable housing wealth in Texas — exceeds the national average by over 80%.

This level of income, concentrated in high-value, owner-occupied homes, creates a unique reservoir of real estate wealth that is both appreciating and tax-efficient to transfer. The data reveals that the most affluent ZIPs in Texas are not just rich — they are strategically positioned for large-scale, tax-advantaged philanthropy through real estate.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-philanthropy-philanthropy-dem-median-income-zcta-tx-wealth>



01

Wealth is not given — it's transferred

The data shows that the most affluent ZIPs are not merely donating cash. Instead, they are leveraging appreciated real estate — often through donor-advised funds and charitable remainder trusts — to transfer wealth with immediate tax benefits. This shift reflects a growing sophistication in estate planning, where real property becomes a vehicle for impact, not just legacy.



02

The psychology of the 'bargain sale'

Harvard research shows donors prefer bargain sales — where they retain partial ownership — over outright gifts, due to psychological comfort. In ZIP 76092, where median income exceeds \$250,000, this behavioral pattern is likely amplified. Donors are not just giving up assets — they are structuring their generosity to maintain control, which makes real estate transfers more palatable and more frequent.

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