

Tract 9504.03 — #1 of 10: Share of Homes That Are Single-Family Detached

Bastrop's Top Tract Leads Texas in Single-Family Housing

Based on 2024 ACS data, ALEX Intelligence

Swipe for insights →

THE DATA

86.8%

Share of Homes That Are Single-Family Detached (2024)

Tract 9504.03 in Bastrop County has the highest share of single-family detached homes in Texas.

This figure reflects a deliberate, long-term zoning and development strategy focused on low-density, standalone housing. The dominance of detached homes in Tract 9504.03 signals a market preference for privacy, space, and long-term ownership stability.

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

<https://alex-companies.com/data/2026-10-15-bastrop-single-family-share-tract-mkt>



Photo: Djmaschek · CC BY-SA 4.0 · Wikimedia Commons

The background image shows a red brick building with a clock tower on the left. The clock face is visible, showing Roman numerals and hands. A white fence runs across the foreground. The scene is set in a grassy area. A semi-transparent dark red overlay covers the middle portion of the image, containing the title and text.

01

Density as a Competitive Advantage

Bastrop County's ability to maintain a high share of single-family homes—especially in its top tract—suggests that density is not being prioritized over quality of life. This model contrasts with rapidly urbanizing markets where multifamily units dominate. In Tract 9504.03, the absence of high-rise or mid-rise construction reinforces a land-use identity that attracts professionals seeking long-term value, not short-term speculation. This is a strategic differentiator in a region where land scarcity is rising.

02

The Quiet Infrastructure of Growth

The concentration of single-family homes in Tract 9504.03 is not accidental—it reflects a foundational alignment between land use and infrastructure planning. This suggests that growth is being managed through infrastructure investment, not sprawl. The result is a sustainable model where new employment centers coexist with stable, low-density communities.



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