

ZIP 76005 — #1 of 10: Share of Homes Built Since 2020

New homes are the new philanthropy engine

Source: ALEX Intelligence · Published October 15, 2026

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THE DATA

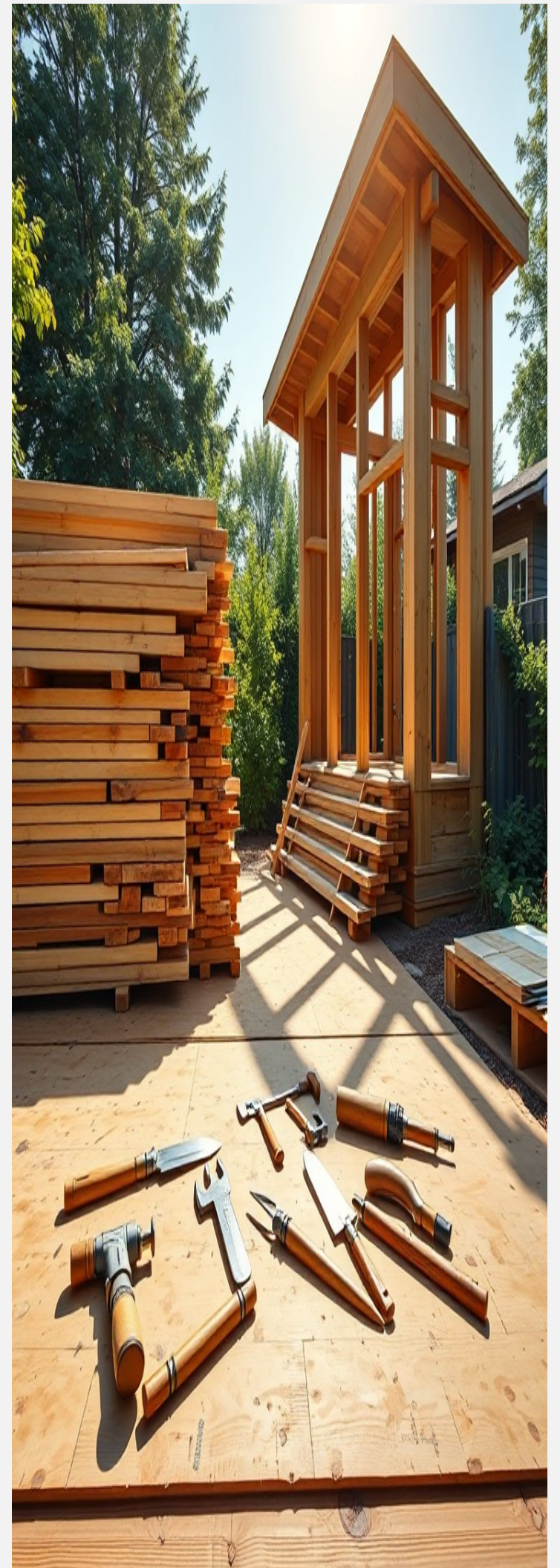
35.4%

Share of Homes Built Since 2020

ZIP 76005 leads Texas in new housing construction among high-value ZIPs.

This concentration of newly built homes is not accidental. It reflects a shift in where capital is flowing: not toward legacy assets, but toward newly formed wealth in under-construction communities. The 35.4% share in ZIP 76005 is the highest in Texas among ZIPs with a median home value of \$500,000 or more, indicating that the most recent real estate stock is also the most financially potent for charitable transfer.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-15-philanthropy-philanthropy-new-stock-share-zcta-tx-wealth>



01

Fresh stock, fresh giving potential

The data suggests that the most effective philanthropic real estate strategies today are not rooted in historic preservation, but in future capital formation — targeting areas where wealth is being newly created, not just inherited.



02

Donations are not just about value, but timing

This creates a critical window for philanthropy: donors in newly developed ZIPs are more likely to engage in tax-efficient giving because the asset's value is still rising and the cost basis remains low. The data shows that the most effective philanthropy today is not about legacy, but about momentum.

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