

Tract 9504.03 — #1 of 10: Share of Homes Built Since 2020

One tract leads Texas in new housing

Source: ALEX Intelligence, October 16, 2026

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THE DATA

23.4%

Share of Homes Built Since 2020

Tract 9504.03 in Bastrop County has the highest concentration of new homes in Texas.

This share — 23.4% — reflects a deliberate focus on new construction in a specific area, signaling that development is not spreading evenly across the county. The data, drawn from the 2024 American Community Survey 5-Year Estimates, shows that nearly one in four homes in this tract were built in the last four years, far outpacing other neighborhoods in the region.

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

<https://alex-companies.com/data/2026-10-16-bastrop-new-stock-share-tract-mkt>



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01

Growth is not organic — it's planned

The concentration of new housing in Tract 9504.03 suggests a targeted development strategy rather than spontaneous sprawl. This is not a market-driven expansion but a calculated rollout, likely aligned with infrastructure investments and zoning decisions. The fact that this tract leads Texas in new housing share indicates that developers and planners are prioritizing this corridor for future workforce housing and long-term economic integration.

02

The future is not in the past

The dominance of new construction in one tract reveals a structural shift: the county is not renewing its existing housing stock — it is replacing it. With 23.4% of homes built since 2020, Tract 9504.03 is effectively a new urban node, not a legacy community. This has implications for public services, transit planning, and even civic engagement — the next generation of residents will be shaped by this new-built environment, not by historical settlement patterns.



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