

Shelby County — #1 of 10: Share of Homes That Are Manufactured

Shelby County leads Texas in manufactured housing

32.3% of homes are manufactured — source: ALEX Intelligence, 2026

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THE DATA

32.3%

Share of Homes That Are Manufactured (2024)

In Shelby County, manufactured housing accounts for over one-third of all homes.

This dominance reflects a deep structural shift in rural Texas housing markets, where affordability and rapid deployment favor modular construction over site-built homes. The data reveals a market where land and housing are decoupled — ownership of the structure does not imply ownership of the land, a dynamic increasingly shaping rural real estate economics.

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

<https://alex-companies.com/data/2026-10-19-land-land-manufactured-share-county-tx-rural>



01

Affordability drives housing form

The 32.3% share in Shelby County is not an anomaly — it's a signal of systemic affordability constraints in rural Texas. With rising land values and construction costs, manufactured homes offer a scalable, low-entry barrier alternative. This is not a trend of marginal preference, but a functional adaptation to economic reality, especially in counties with limited access to traditional financing and zoning flexibility.

02

Land value resilience amid structural change

Despite the high share of manufactured homes, land values in Shelby County remain stable and even grow in line with USDA NASS trends. This suggests that land tenure — not housing type — is the true asset class in rural Texas. The market is not collapsing; it's evolving. The value of the land is preserved because ownership of the structure does not dictate land rights, allowing for flexible use, resale, and long-term investment.



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