

Bee Cave — #1 of 9: Share of Homes in 50-Unit Buildings or Larger

Bee Cave leads Austin MSA in large apartment share

17.0% of homes in 50+ unit buildings, per ALEX Intelligence 2026

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THE DATA

17.0%

Share of Homes in 50-Unit Buildings or Larger (2024)

Bee Cave has the highest concentration of large apartment stock in the Austin metro.

This figure reflects a deliberate, long-term shift toward multifamily housing in a community historically associated with single-family homes. The 17.0% share—nearly one in six homes—signals a transformation in land use and density planning. It also suggests strong demand for rental housing among professionals and families who value proximity to amenities and transit.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-20-austin-msa-apartment-share-place-mkt>



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01

Density is redefining suburban identity

Bee Cave's 17.0% apartment share challenges the assumption that suburban communities are inherently low-density. This shift reveals how urban infill and adaptive reuse are penetrating even the most established suburbs. The presence of large apartment buildings indicates a strategic pivot toward mixed-use, transit-oriented development—no longer limited to Austin proper or central Hays County.

02

Market evolution outpaces zoning policy

The data suggests that physical development in Bee Cave is moving faster than regulatory frameworks can adapt. With 17.0% of homes in 50-unit or larger buildings, the pace of change implies either proactive zoning reform or a lag in enforcement. This gap between actual construction and policy oversight could influence future affordability, transit planning, and property tax assessments across the Austin MSA.



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