

Bulverde — #1 of 6: Share Aged 65 and Over

Bulverde leads Texas in senior population

28.1% aged 65+ — source: ALEX Intelligence, 2026

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THE DATA

28.1%

Share Aged 65 and Over (2024)

Bulverde holds the highest share of residents aged 65 and over in the San Marcos-New Braunfels MSA.

This concentration reflects a growing demand for age-friendly housing, healthcare proximity, and low-maintenance living. With 28.1% of its population in this age group, Bulverde is setting a new benchmark for senior-oriented community planning in the region.

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

<https://alex-companies.com/data/2026-10-20-san-marcos-nb-senior-share-place-mkt>



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01

Retirement migration is reshaping development

This demographic trend is not just a statistical footnote; it's a foundational shift in the region's real estate strategy, favoring communities that support active aging and long-term residency.



02

Affordability vs. lifestyle trade-offs

The data suggests that senior-dominated communities are less sensitive to short-term interest rate fluctuations, making them more stable in volatile markets — a counterintuitive advantage for long-term investors.



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