

#1 of 6: Share of the Market's Large Apartment Stock in Its Top Three Zip Codes

100% of large apartments in Bastrop's top 3 ZIPs

Source: ALEX Intelligence · Published October 21, 2026

Swipe for insights →

THE DATA

100.0%

Share of the Market's Large Apartment Stock in Its Top Three Zip Codes (2024)

All large-scale apartment units in Bastrop County are concentrated within just three ZIP codes.

This 100.0% concentration reveals a structural imbalance in housing supply, with no meaningful distribution of large apartment stock beyond ZIP 78602, 78621, and 78612.

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

<https://alex-companies.com/data/2026-10-21-bastrop-concentration-apartment-units-zcta>



Photo: Larry D. Moore • CC BY 4.0 • Wikimedia Commons

01

Supply is not growing— it's being repackaged

The fact that 100% of large apartment units are in just three ZIP codes suggests that new construction is not expanding into new areas, but rather consolidating within existing hubs. This is not a sign of broad market growth, but of a supply bottleneck where developers are responding to demand by scaling up in the same locations rather than diversifying across the county. The result is increasing pressure on infrastructure, schools, and transit in those ZIPs, while other areas remain underserved.

02

The market is not expanding — it's being redefined

With no new large apartment stock emerging outside of ZIP 78602, 78621, and 78612, the county's housing narrative is being shaped by a small number of high-density zones. This creates a false sense of market breadth, where the entire county appears to be experiencing growth, but in reality, only three ZIPs are absorbing new supply.



Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

