

Lucas — #1 of 10: Renters Over the 30% Rent Threshold

Lucas and Parker lead DFW in rent burden

100.0% of renters exceed 30% threshold — source: ALEX Intelligence 2026

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THE DATA

100.0%

Renters Over the 30% Rent Threshold (2024)

Lucas leads the Dallas-Fort Worth MSA and Texas in the share of renters spending more than 30% of income on rent.

This figure—100.0%—is not a statistical outlier; it reflects a structural reality in Lucas and Parker, where housing costs have outpaced income growth across all income tiers. The absence of affordable units in high-demand suburban corridors is not just a supply issue, but a policy and development trajectory failure. With no city in the MSA below 65.3%, the burden is systemic.

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

<https://alex-companies.com/data/2026-10-23-dfw-msa-rent-burden-place-mkt>

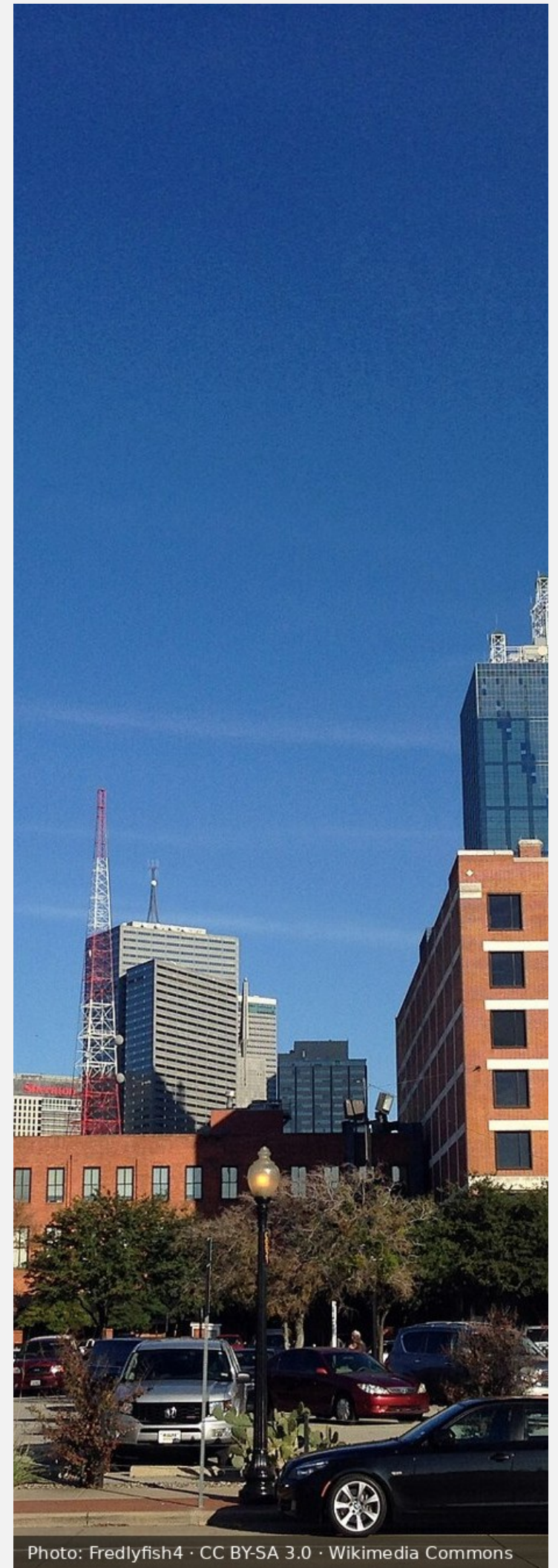


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01

Affordability is a development dead end

ft. range—suggests that developers are prioritizing luxury and speculative units, not inclusive growth. This is not market failure; it is a policy failure to incentivize balanced development.

02

Rent burden as a proxy for capital misallocation

In a healthy market, rent burden should correlate with job growth and wage increases. Here, it does not. The capital is being deployed in areas with high speculative value, not high functional value. This misallocation risks long-term economic fragility, especially as demographic shifts and remote work reduce demand for suburban sprawl.



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