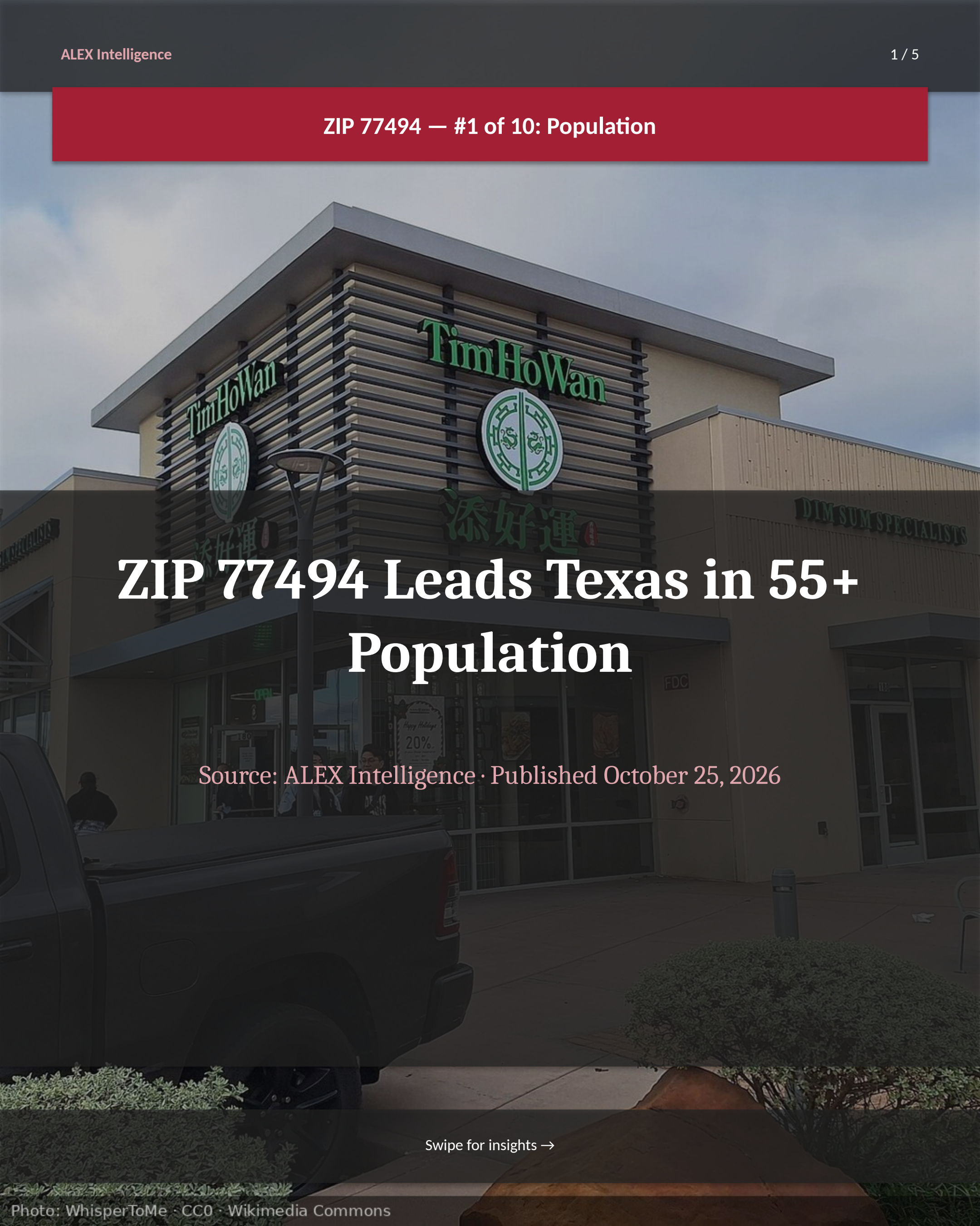


ZIP 77494 — #1 of 10: Population

A photograph of a Tim Ho Wan restaurant building. The building has a modern design with a large corner section featuring a grid of horizontal slats. The 'Tim Ho Wan' logo is prominently displayed in green on the upper part of this section, accompanied by a circular emblem. Below the English name, the Chinese characters '添好運' are visible. To the right of the main section, the building has a more traditional facade with a sign that reads 'DIM SUM SPECIALISTS'. A dark pickup truck is parked in the foreground on the left, and a sidewalk with some landscaping is visible in the lower part of the image.

ZIP 77494 Leads Texas in 55+ Population

Source: ALEX Intelligence · Published October 25, 2026

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THE DATA

140,157

Population (2024)

ZIP 77494 is the largest 55+ ZIP code in Texas by resident count.

This population figure, derived from the U.S. Census Bureau's 2024 American Community Survey, reflects a concentrated demographic shift toward age-restricted living in a single, high-density ZIP. With over 140,000 residents, ZIP 77494 represents not just a housing market, but a self-sustaining community ecosystem for active adults. Its scale suggests a critical mass of demand for services, infrastructure, and social connectivity that no smaller community can match.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-25-fifty-five-plus-fifty-five-plus-dem-population-zcta-tx>



Photo: Famartin • CC BY-SA 4.0 • Wikimedia Commons

01

Scale Enables Resilience

The sheer size of ZIP 77494 creates a self-reinforcing feedback loop: more residents attract more services, which in turn draw more residents. This density allows for robust, localized economies—nonprofit networks, senior-focused healthcare, and community-driven HOA operations—that are far less viable in smaller ZIPs. It's not just about population; it's about the critical threshold where aging-in-place becomes a systemic advantage, not a logistical challenge.

02

Density Redefines Affordability

Contrary to the assumption that larger ZIPs mean higher prices, ZIP 77494's scale may actually suppress per-unit costs through shared infrastructure and economies of scale in maintenance, security, and utilities. This suggests that population concentration can be a strategic tool for affordability—where more people don't mean higher prices, but more efficient delivery of services. For developers and operators, this presents a model: build at scale not to outpace demand, but to sustain it.



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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



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