

ZIP 75862 — #1 of 10: Population

ZIP 75862 leads Texas in rural population

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THE DATA

9,968

Population (2024)

ZIP 75862 is the most populous rural ZIP code in Texas, surpassing all others with over 9,900 residents.

This figure marks a threshold in rural demographic concentration, signaling that certain rural zones are no longer isolated but have evolved into functional, self-sustaining communities. The clustering of nearly 10,000 residents in a single rural ZIP suggests emerging infrastructure, economic activity, and social cohesion not typically associated with low-density land markets.

01

Population density drives land value

The rise of ZIP 75862 to the top of Texas' rural population rankings indicates that land value is increasingly tied to human density, not just remoteness. As rural areas attract more residents, they gain critical mass for services, transportation, and local commerce—factors that elevate land from passive asset to active economic node. This trend suggests that land investors should prioritize areas with growing populations, even if they're not in traditional MSA corridors.



02

Rural consolidation signals long-term resilience

The fact that ZIP 75862 exceeds 9,900 residents—just one person shy of 10,000—reflects a tipping point in rural demographic sustainability. Such clusters are less vulnerable to decline, more likely to attract investment, and better positioned for infrastructure upgrades. For land investors, this suggests that the most valuable rural parcels may not be the most isolated, but those embedded in growing, self-reinforcing communities.

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