

Zapata — #1 of 10: Share of Homes That Are Manufactured

Zapata leads Texas in manufactured housing share

29.9% of homes are manufactured — source: ALEX Intelligence, 2026

THE DATA

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Share of Homes That Are Manufactured (2024)

Zapata, Texas, leads all micropolitan areas in the state by a wide margin.

This figure reflects the structural composition of housing stock, not land tenure. In small-town Texas, manufactured homes are not a temporary or fringe solution—they are the dominant form of residential construction. The high share suggests a deep-rooted economic and demographic pattern, where affordability and mobility are prioritized over permanence. This is not a sign of distress, but of adaptive market logic.

01

Affordability drives housing form

In micropolitan Texas, the choice of manufactured housing is not about lack of options—it's about strategic resource allocation. With rising land values and limited access to traditional financing, families and investors are opting for modular homes as a long-term asset class. This shift reflects a broader realignment: in rural Texas, housing is no longer defined by brick and mortar, but by adaptability and cost efficiency. The market is redefining what 'home' means in low-density zones.



02

The land market follows the housing form

Where manufactured homes dominate, land is not a standalone asset—it is a platform. In Zapata and similar communities, land is valued not for its intrinsic quality, but for its ability to host a mobile home at minimal cost. This creates a bifurcated land economy: some parcels are leased for pads, others are sold outright, but the primary driver is not soil fertility or view, but compatibility with modular construction. As a result, land in these areas is increasingly treated as infrastructure for mobile housing, not a legacy asset.

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