

ZIP 76005 — #1 of 10: Share of Homes Built Since 2020

ZIP 76005 leads Texas in new homes built since 2020

Where new housing wealth meets philanthropy

Swipe for insights →

THE DATA

35.4%

Share of Homes Built Since 2020

ZIP 76005 has the highest share of homes constructed since 2020 among Texas ZIP codes with a median home value of \$500,000 or more and sufficient population density.

This data point reveals a powerful alignment between new housing development and future philanthropy. As homes built since 2020 represent a growing pool of appreciated assets, they become prime candidates for charitable giving through donor-advised funds, charitable remainder trusts, and conservation easements. The concentration of new construction in ZIP 76005 suggests a shift in where real estate wealth is being generated—and where it may be redirected for public good.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-28-philanthropy-philanthropy-new-stock-share-zcta-tx-wealth>



01

New construction fuels future giving

The 35.4% share of homes built since 2020 in ZIP 76005 is not just a development metric—it's a predictor of future charitable real estate transfers. As these homes appreciate in value, they become ideal vehicles for tax-advantaged giving. This trend suggests that the next wave of philanthropy will be rooted in newly built, high-value homes rather than legacy holdings.



02

Wealth concentration enables strategic giving

The fact that ZIP 76005 leads Texas in new home construction among high-value areas indicates a concentration of wealth in a single, emerging market. This concentration enables strategic philanthropy—donors in this ZIP can pool resources, use conservation easements, or structure complex gifts like bargain sales with greater impact. The rise of AI-powered audit tools from institutions like MIT and Stanford now allows donors to optimize such portfolios, ensuring that giving aligns with both tax efficiency and measurable social outcomes. The future of philanthropy isn't just about donating property—it's about leveraging timing, location, and technology.

George Arnold Alexander III, MPA

MIT, Nvidia, Google, AWS & IBM-Trained. Cross-Domain Expert. Castor Venture Club.

Partner, ALEX Companies

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

Texas License #574878-B · Texas Broker License #565194-BB

Broker · North Carolina License #367733

Independent Broker · Colorado License #II.100112456

Broker · Alabama License #000178406

george@alex.realestate · +1 713.918.9951

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

