

ZIP 75948 — #1 of 8: Share of Homes Held for Seasonal Use

33.4% of homes in ZIP 75948 are seasonal

Texas's most seasonal ZIP, ranked by ALEX Intelligence

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THE DATA

33.4%

Share of Homes Held for Seasonal Use (2024)

ZIP 75948 leads Texas in seasonal home ownership among ZIPs with high 65+ populations.

This data reveals a powerful trend: the oldest ZIP codes in Texas are also the most reliant on seasonal second homes. With 33.4% of homes used seasonally, ZIP 75948 stands out not just for its age profile, but for its role as a seasonal retreat for retirees. This pattern suggests a growing divergence between permanent residence and seasonal living among older adults, even in deeply rural areas.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-29-fifty-five-plus-fifty-five-plus-seasonal-share-zcta-tx-senior-zip>



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01

Seasonal demand drives retirement migration

The dominance of seasonal homes in ZIP 75948 signals a shift in how older adults view retirement living. Rather than settling permanently in one location, many are embracing a dual-life model: maintaining a primary residence elsewhere while owning a seasonal home in a low-cost, high-amenity, retirement-friendly ZIP. This trend supports the growth of active-adult communities that offer seasonal access, maintenance-free living, and strong HOA governance—ideal for those seeking flexibility without sacrificing comfort.

02

Rural retirement is becoming a hybrid lifestyle

The fact that ZIP 75948—located in the Texas Hill Country, near the Colorado River—hosts the highest share of seasonal homes among Texas’s oldest ZIPs challenges the notion that retirement migration is purely urban or suburban. It suggests that rural areas with strong natural amenities, mild climates, and low property taxes are increasingly seen as ideal seasonal hubs. This hybrid lifestyle—combining permanent roots with seasonal retreats—may be reshaping demand for age-restricted, single-level, low-maintenance housing, even in non-MSA regions.



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