

ZIP 78739 — #1 of 10: Share of Homes That Are Single-Family Detached

**98.8% of homes in ZIP 78739 are
single-family detached**

The most single-family ZIP in Texas — source: ALEX Intelligence, 2026

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THE DATA

98.8%

Share of Homes That Are Single-Family Detached (2024)

ZIP 78739 leads Texas in single-family housing density among high-value ZIPs.

This level of single-family dominance is not accidental. It reflects long-term land-use patterns, restricted zoning, and a concentration of owner-occupied, high-equity homes. Such areas are ideal for philanthropy through real estate, where large, undivided parcels enable conservation easements, donor-advised fund transfers, and charitable remainder trusts with minimal fragmentation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-11-01-philanthropy-philanthropy-single-family-share-zcta-tx-wealth>



01

Single-family density enables scalable giving

High single-family share correlates with low housing turnover, stable equity, and long-term ownership — all prerequisites for large-scale, tax-efficient real estate philanthropy. In ZIP 78739, 98.8% of homes are detached, reducing complexity in appraisals, easement mapping, and legal transfers. This structural stability allows donors to plan multi-generational giving without the friction of shared ownership or mixed-use complications.



02

Zoning shapes giving potential

The dominance of single-family homes in ZIP 78739 is not just a demographic feature — it's a policy artifact. Rigid zoning that prevents multi-unit development preserves home equity and limits supply, which in turn increases the tax-deductible value of appreciated property. This creates a feedback loop: exclusionary zoning increases asset value, which increases the philanthropic potential of the asset — and thus incentivizes further preservation of that zoning regime.

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