ZIP 78636 — #1 of 10: Share of Homes Held for Seasonal Use

ZIP 78636 leads Texas in seasonal homes

12.7% of homes used seasonally — source: ALEX Intelligence, 2026

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THE DATA

12.7%

Share of Homes Held for Seasonal Use (2024)

In ZIP 78636, 12.7% of homes are held for seasonal use, the highest in Texas among ZIPs with median values over $500,000.

This concentration of second homes reflects a deepening trend in philanthropy: high-net-worth individuals are deploying real estate assets not just for personal use, but as strategic components of charitable giving. Seasonal properties, often underutilized in winter months, represent a unique opportunity for tax-advantaged donations via charitable remainder trusts or conservation easements.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-philanthropy-philanthropy-seasonal-share-zcta-tx-wealth

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Seasonal homes are donor-advised fund assets in waiting

Donors with seasonal properties in Texas are uniquely positioned to generate large tax deductions while supporting long-term stewardship. The structure of such donations—especially when paired with a conservation easement—can preserve ecological or cultural value while maximizing charitable impact.



02

Donation timing is strategic, not incidental

Furthermore, the concentration of such properties in ZIP 78636 suggests a regional pattern of wealth deployment that can be leveraged by philanthropy advisors. By identifying high-seasonal-use ZIPs in Texas, donors and institutions can target regions where the tax and social impact of real estate gifts is maximized.

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