ZIP 78633 — #1 of 8: Share Aged 65 and Over

ZIP 78633 leads Texas in 65+ population

Source: ALEX Intelligence, 2026



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THE DATA

55.0%

Share Aged 65 and Over (2024)

ZIP 78633 has the highest share of residents aged 65 and over among all Texas ZIP codes with at least 2,500 residents and 1,200 owner-occupied homes.

This figure represents a demographic threshold where nearly one in two residents is in the 65+ cohort. It is not a national average, nor a trend line — it is a snapshot of a community already deeply structured around senior living. The implications for housing, services, and community planning are immediate and structural.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-fifty-five-plus-fifty-five-plus-senior-share-zcta-tx-senior-zip

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The 65+ threshold is a design signal

This demographic density is not accidental. It reflects decades of migration, retirement planning, and policy choices around land use and housing. The next phase of 55+ real estate is not about building more communities — it is about understanding what already exists.

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Equity release is already a local norm

This is not speculation. It is the logical outcome of a demographic concentration. The real estate market must respond not with new products, but with deeper integration of financial services into community infrastructure — not as an add-on, but as a core function.



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Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies
Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.
Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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