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

ZIP 76005 leads Texas in new homes built since 2020

Where new housing stock meets philanthropic potential

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THE DATA

35.4%

Share of Homes Built Since 2020

ZIP 76005 has the highest share of new homes in Texas among ZIPs with a median home value of $500,000+ and at least 2,500 residents.

This concentration of new construction is not just a sign of growth—it reflects a unique alignment of market conditions and donor behavior. The 35.4% figure from the 2024 American Community Survey shows that a majority of homes in ZIP 76005 are newly built, creating a rare cohort of high-value, recently acquired properties that are ideal for charitable transfer.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-10-philanthropy-philanthropy-new-stock-share-zcta-tx-wealth

01

New homes are the new wealth reservoir

The stability of the U.S. Their current market value is high, and their lack of pre-existing debt increases their net transfer value, directly amplifying the impact of each gift.



02

New construction fuels future giving capacity

This creates a virtuous cycle: new homes become vehicles for immediate charitable transfer, while also serving as long-term wealth anchors for future giving. As tax-advantaged structures like CRTs gain traction, these areas may become hotspots for sustained, multi-generational philanthropy—especially in regions with strong community foundations and land trusts.

George Arnold Alexander III, MPA

Partner, ALEX Companies
Associate Broker, Alexander Tiffany Southwest, LLC
Licensed Broker in TX, CO, NC, AL

george@alex.realestate · +1 713.918.9951

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