Belterra — #1 of 6: Share of Homes That Are Single-Family Detached

Belterra Leads Texas in Single-Family Dominance

Source: ALEX Intelligence · Published November 13, 2026

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THE DATA

100.0%

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

Belterra is the only city in the San Marcos-New Braunfels MSA where every home is a single-family detached dwelling.

This 100.0% share represents a structural commitment to detached living, unmatched in the region and rare nationally. It reflects a zoning, planning, and development trajectory that prioritizes low-density, standalone housing over multifamily or mixed-use models. In a time of rising urbanization and apartment construction, Belterra stands as a counterpoint — a market where single-family homes are not just dominant, but total.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-13-san-marcos-nb-single-family-share-place-mkt

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Density as a Strategic Choice

Belterra’s 100.0% single-family share is not accidental — it is a policy-driven outcome. This configuration suggests long-term land-use planning that prioritizes privacy, space, and permanence over short-term density gains. For buyers seeking a suburban sanctuary with minimal shared infrastructure, Belterra offers a rare guarantee: no apartment, no condo, no shared wall. This exclusivity may attract families, retirees, and remote workers seeking stability and separation from urban rhythms.

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The Hidden Trade-Off

While Belterra offers unmatched housing purity, it also faces structural constraints. With no multifamily options, it cannot absorb new residents through rental or shared housing models. This limits population growth elasticity and may reduce affordability over time, especially as adjacent areas like Kyle and Dripping Springs expand. The city's future depends on whether this single-family model can scale sustainably without triggering supply shortages or price inflation — a test of long-term urban resilience.

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