ZIP 78112 — #1 of 10: Share of Homes That Are Manufactured

62.0% of homes in ZIP 78112 are manufactured

Texas’s highest share, per 2024 ACS data

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THE DATA

62.0%

Share of Homes That Are Manufactured (2024)

In ZIP 78112, manufactured homes make up over six in ten residential units.

This figure reflects a structural pattern in rural Texas, where affordability and mobility drive housing choice. The data shows that in certain ZIP codes, manufactured homes are not a niche option but the dominant housing type. The distinction between ownership of the home and the land it sits on—critical in this context—means that these figures do not reflect land tenure, only construction type.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-land-land-manufactured-share-zcta-tx-rural

01

Affordability shapes rural housing identity

The 62.0% share in ZIP 78112 reveals a deep structural shift: in parts of rural Texas, manufactured housing is not a transitional phase but a permanent, normalized form of residential infrastructure. This is not a sign of poverty but of strategic choice—driven by lower entry costs, faster deployment, and rising land prices in adjacent areas. As rural land values climb across Texas, manufactured homes become a viable long-term housing strategy, especially for retirees, seasonal residents, and remote workers seeking stable, low-maintenance shelter.



02

Land use policy lags behind housing reality

The dominance of manufactured homes in ZIP 78112 signals a mismatch between current zoning and actual housing demand. Many of these homes are placed on leased pads or rented lots, meaning that land use regulations—often designed for traditional site-built homes—are outdated. Without updated infrastructure, utilities, or regulatory frameworks, these communities face long-term risks related to maintenance, service access, and resilience. Yet they remain highly functional and stable, indicating that policy must adapt to evolving housing models rather than enforce outdated paradigms.

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