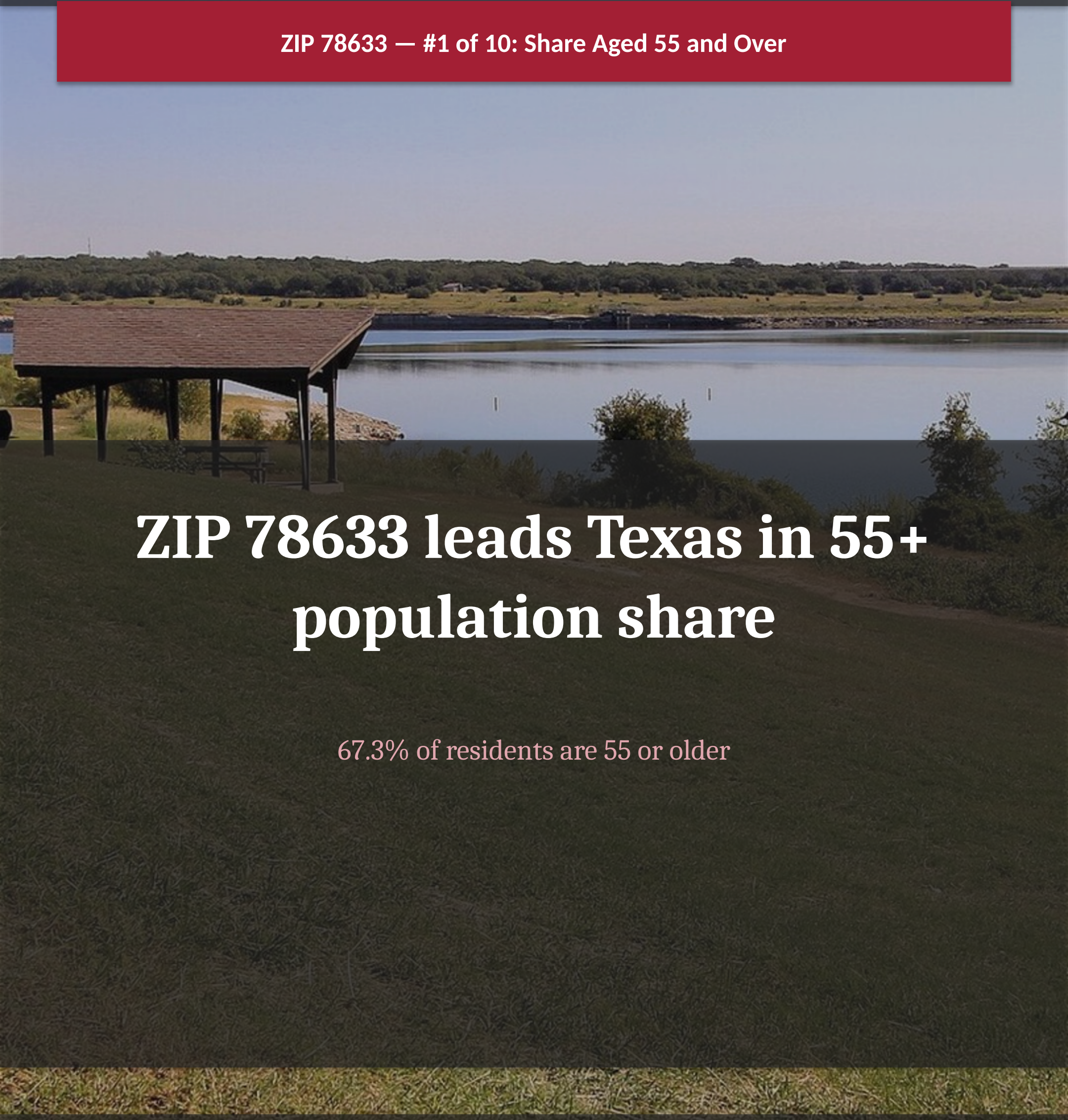
ZIP 78633 — #1 of 10: Share Aged 55 and Over



ZIP 78633 leads Texas in 55+ population share

67.3% of residents are 55 or older

Swipe for insights →

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

THE DATA

67.3%

Share Aged 55 and Over (2024)

ZIP 78633 has the highest concentration of residents aged 55 and over among all Texas ZIP codes with sufficient population and housing data.

This figure reflects a community where the demographic shift toward aging has reached a tipping point. With nearly two-thirds of residents in the 55+ age bracket, ZIP 78633 is not just a retirement destination — it is a fully realized 55+ community in the making. This level of age concentration shapes everything from infrastructure planning to healthcare access and community programming.



Photo: Leslie Knox · CC BY-SA 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-fifty-five-plus-fifty-five-plus-fifty-five-share-zcta-tx

01

Age dominance drives design necessity

In ZIP 78633, the sheer density of 55+ residents means that housing design must prioritize accessibility and aging-in-place functionality as a baseline, not a feature. Single-level layouts, zero-step entries, and wide hallways are no longer optional upgrades — they are essential to maintaining quality of life and property value in a community where nearly every household includes an older adult. This creates a self-reinforcing cycle: demand for accessible design attracts more 55+ buyers, further increasing demographic concentration.

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02

The paradox of 'age-dominant' markets

While ZIP 78633 leads Texas in 55+ share, it also represents a critical risk: a market where demographic saturation could stifle new construction and limit supply flexibility. With 67.3% of residents already 55+, the pool of potential new buyers is shrinking, and the need for equity release or downsizing is already high. This creates a fragile equilibrium — a community that is deeply aligned with active-adult lifestyles but may face challenges in attracting new residents or adapting to evolving health needs without proactive planning.

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