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

ZIP 76005 leads Texas in new homes built since 2020

35.4% of homes in ZIP 76005 were built after 2020

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THE DATA

35.4%

Share of Homes Built Since 2020

ZIP 76005 has the highest share of new housing in Texas among rural ZIPs with at least 1,200 owner-occupied homes.

This figure reflects a concentrated wave of development in a region that has historically seen slower residential growth. The data shows that 35.4% of homes in ZIP 76005 were constructed after 2020 — a threshold that signals a shift from legacy land use to modern, high-demand housing models. The rapid construction pace suggests strong demand for new, flexible-use land in non-MSA areas, driven by remote work, energy transition, and off-grid lifestyle preferences.



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

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New construction is a proxy for land value momentum

ZIP 76005’s construction share is likely a leading signal of that appreciation curve.

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Legacy land is being redefined by new construction

The data suggests that new construction is not a sign of sprawl, but of strategic land repositioning. In ZIP 76005, every new home is a potential node in a decentralized economy — supporting solar leasing, fiber access, and private conservation. This is not just housing; it’s land capitalization through modern use.

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