ZIP 78636 — #1 of 10: Share of Homes Held for Seasonal Use

12.7% of homes in ZIP 78636 are seasonal

Texas's highest share of second homes, per ALEX Intelligence

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THE DATA

12.7%

Share of Homes Held for Seasonal Use (2024)

ZIP 78636 leads Texas in seasonal home use among high-value ZIPs.

This figure represents the proportion of homes in ZIP 78636 used primarily for seasonal purposes, a marker of both high-net-worth ownership and underutilized residential capacity. The concentration of such properties creates a unique opportunity for tax-advantaged philanthropy through charitable real estate transfers.



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

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Seasonal homes are land-based donor assets

The data reveals that the most sought-after locations for second homes in Texas—like ZIP 78636—are also where the highest concentrations of appraised, underutilized real estate exist. This makes them ideal candidates for charitable remainder trusts and donor-advised fund gifts, where appreciated property can be transferred without capital gains tax. The seasonal nature of these homes suggests long-term ownership with low occupancy, making them prime for stewardship over speculation.



02

Donation potential scales with seasonal density

ZIP 78636's 12.7% seasonal share is not just a demographic trend—it is a structural indicator of wealth concentration and tax efficiency. With over 1,200 owner-occupied homes and a median value above $500,000, this ZIP offers a dense cluster of assets that can be leveraged for large-scale conservation or nonprofit land acquisitions.

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