ZIP 75948 — #1 of 10: Housing Vacancy Rate

ZIP 75948 leads Texas in housing vacancy

46.8% vacancy rate in rural Texas land, source: ALEX Intelligence, 2026

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THE DATA

46.8%

Housing Vacancy Rate (2024)

ZIP 75948 has the highest vacancy rate among rural Texas ZIP codes with at least 1,200 owner-occupied homes.

This figure reflects a concentration of unoccupied residential units, not distressed inventory. The high vacancy is driven by seasonal and second-home use, common in rural areas with recreational or retreat appeal. The data underscores that land markets are not just about ownership, but about usage patterns and seasonal demand cycles.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-20-land-land-vacancy-share-zcta-tx-rural



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01

Vacancy as a market signal, not a flaw

This dynamic favors long-term investors who understand non-urban land as a lifestyle asset, not just a financial one. It also creates a buffer against market downturns: high vacancy doesn’t imply distress, but flexibility in use.

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02

The rise of 'land + mobility' bundles

This trend suggests that high vacancy isn't just about second homes—it's about a new lifestyle model: land as a base for mobility. Buyers are investing in land not to live in it full-time, but to anchor a mobile, off-grid existence. This creates a resilient demand curve, even amid rate pressure.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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