Caldwell County — #1 of 10: Population

Caldwell County leads Texas in rural population

Based on 2024 U.S. Census data

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THE DATA

48,669

Population (2024)

Caldwell County is the most populous rural county in Texas among those with under 50,000 residents and at least 20,000 residents.

This population edge reflects a growing concentration of residents in rural Texas counties that are neither urban nor isolated. Caldwell County's size suggests a maturing infrastructure and stable land use pattern, with implications for long-term land value stability and regional investment potential.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-land-land-dem-population-county-tx-rural



01

Population density drives land use convergence

The fact that Caldwell County is the largest rural county in Texas by population suggests a shift away from pure agricultural or conservation land use. As population grows, demand for utilities, transportation, and community services increases, pushing land toward mixed-use development even in non-MSA zones. This convergence of rural population and infrastructure readiness creates a unique value proposition for long-term land investors who prioritize stability over short-term appreciation.

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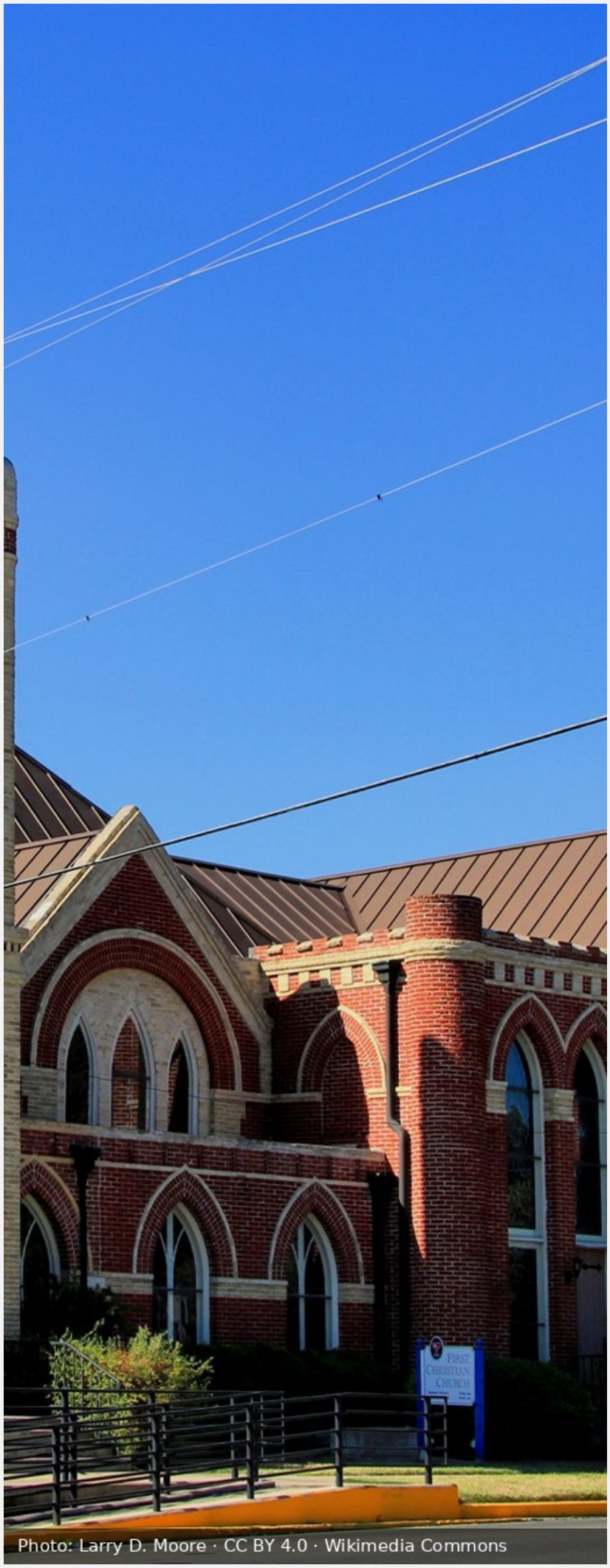


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02

Rural population growth signals future land scarcity

With 48,669 residents, Caldwell County is nearing the threshold where land becomes a constrained resource even in non-urban settings. As population continues to grow, especially in counties with strong broadband access and transportation corridors, the pool of available land for development or conservation will shrink. This scarcity is already pricing in future demand, making current land purchases in such counties a hedge against rising acquisition costs.

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