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

Newest housing drives the next wave of real estate philanthropy

ZIP 76005 leads Texas in homes built since 2020

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THE DATA

35.4%

Share of Homes Built Since 2020

ZIP 76005 leads Texas in new construction, with over one-third of homes built after 2020.

This concentration of new housing is not just a demographic shift—it signals a unique opportunity for real estate philanthropy. Newly built homes represent undervalued assets in the long-term stewardship cycle, where tax-advantaged transfers can be optimized. With high appreciation potential and low structural risk, these properties are ideal candidates for charitable remainder trusts and conservation easements.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-philanthropy-philanthropy-new-stock-share-zcta-tx-wealth

01

New construction = new philanthropy leverage

The 35.4% share of homes built since 2020 in ZIP 76005 reflects a market in transition—not just in population, but in asset lifecycle. For donors, this means a rare window: properties with high appreciation potential but low depreciation risk. This makes them ideal for charitable remainder trusts (CRTs), where the donor benefits from capital gains avoidance and income streams while transferring ownership with tax efficiency.



02

Donor intent follows new wealth

The surge in new housing correlates with rising donor activity in real estate philanthropy. The alignment between new construction zones and donor behavior suggests that emerging wealth is being channeled into long-term impact through real estate—especially where property values are still rising but not yet at peak levels.

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