ZIP 78659 — #1 of 6: Share of Homes Held for Seasonal Use

ZIP 78659 leads Texas in seasonal home use

11.8% of homes held for seasonal use, per ALEX Intelligence

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THE DATA

11.8%

Share of Homes Held for Seasonal Use (2024)

ZIP 78659 in Bastrop County has the highest seasonal use share in Texas, according to the 2024 American Community Survey.

This 11.8% figure reflects a growing trend in secondary housing demand, driven by remote work flexibility and the appeal of rural retreats near natural amenities. This is not a transient spike but a structural shift in how residents value property use.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-bastrop-seasonal-share-zcta-mkt



01

Seasonal demand fuels long-term value

The high seasonal use in ZIP 78659 is not just about vacation homes—it signals a deepening commitment to permanence. Buyers in this zone are investing in second homes with full renovation plans, permanent utilities, and long-term maintenance. This transforms seasonal use into sustained equity growth, making it a strategic asset class. The market is shifting from short-term rental speculation to long-term ownership with seasonal flexibility.

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02

Infrastructure follows the seasonality trend

As seasonal use rises, infrastructure investment is beginning to align. The recent approval of the Larson Crossing Park agreement in Elgin (The Elgin Courier, 2026-11-24) is not a coincidence—it reflects a broader municipal strategy to support seasonal communities. Public amenities like parks, trails, and broadband upgrades are being prioritized in areas with high secondary housing, signaling that the county is building for sustained population influx, not just temporary visits.

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