Sherman-Denison — #1 of 10: Share Aged 65 and Over

Sherman-Denison leads Texas in 65+ population

18.1% aged 65+ — source: ALEX Intelligence, 2026

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THE DATA

18.1%

Share Aged 65 and Over (2024)

Sherman-Denison holds the highest share of residents aged 65 and over among Texas metros with 100,000+ residents.

This figure — 18.1% — represents a demographic threshold that shapes housing demand, community services, and infrastructure planning. It reflects decades of migration patterns, retirement settlement trends, and aging-in-place dynamics. The concentration of older adults in Sherman-Denison is not incidental; it is structural, driven by long-term economic and geographic stability.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-fifty-five-plus-fifty-five-plus-senior-share-msa-tx

01

Age concentration drives community resilience

In Sherman-Denison, a 65+ population share of 18.1% signals a mature, self-sustaining community ecosystem. This density supports specialized healthcare access, age-restricted housing, and localized services tailored to older adults. The economic footprint of this cohort — from home maintenance to local retail — becomes a stabilizing force, reducing turnover and increasing long-term investment in public and private infrastructure.



02

The risk of underestimating demographic momentum

Few markets fully appreciate that a 18.1% 65+ share is not a static condition, but a predictive signal. Communities that fail to plan for this second-order shift — even those with younger median ages — may face service gaps, equity erosion, and declining quality of life for future retirees.

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