Sherman-Denison — #1 of 10: Share Aged 55 and Over

Sherman-Denison leads Texas in 55+ population

33.3% of residents are 55 or older

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THE DATA

33.3%

Share Aged 55 and Over (2024)

Sherman-Denison has the highest share of residents aged 55 and over among Texas metros with 100,000+ residents.

This figure marks a demographic threshold where the 55+ cohort is not just a segment but a defining majority. In Sherman-Denison, the life stage of active adulthood is no longer a niche — it is the norm. This shift signals a structural transformation in housing demand, community design, and local service infrastructure.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-fifty-five-plus-fifty-five-plus-fifty-five-share-msa-tx

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Aging in place is now the default

This dynamic challenges the traditional real estate model of ‘downsizing’ as a one-time transition. In Sherman-Denison, downsizing is not a move — it is a constant. As the population ages, the demand for smaller, single-level homes with aging-in-place features becomes a baseline expectation, not a luxury.



02

HOA compliance under new scrutiny

The city’s future may hinge on how transparent and standardized these verification processes become. If HOAs adopt consistent, non-discriminatory rules — such as age-based residency checks without requiring documentation from every household — they can preserve community character while reducing legal risk. Sherman-Denison could become a model for compliance in mature age-restricted markets.

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