#1 of 10: Share of Rural Seasonal Homes in Its Top Three Counties



Llano, Aransas, and Palo Pinto lead Texas in seasonal homes

New data reveals rural Texas's second-home epicenter

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THE DATA

23.3%

Share of Rural Seasonal Homes in Its Top Three Counties (2024)

This share represents the combined concentration of seasonal homes in the three highest-ranking Texas counties.

The clustering of seasonal homes in Llano, Aransas, and Palo Pinto Counties is not a marginal trend — it is a structural dominance. These three counties together account for 23.3% of all rural seasonal homes in Texas, a threshold that reflects both geographic appeal and institutionalized seasonal use patterns. This concentration suggests that these areas are not just destinations but functional hubs of rural secondary housing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-land-land-concentration-seasonal-homes-county-tx-rural



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01

Seasonal demand is reshaping rural land use

The dominance of seasonal homes in Llano, Aransas, and Palo Pinto Counties indicates a shift from permanent to transient land use. This is not merely about vacationing — it reflects a deeper trend of land being allocated for periodic, high-value use rather than continuous occupancy. As a result, local infrastructure, zoning, and tax policies may be under strain from a growing number of non-resident owners with limited long-term investment in community upkeep.

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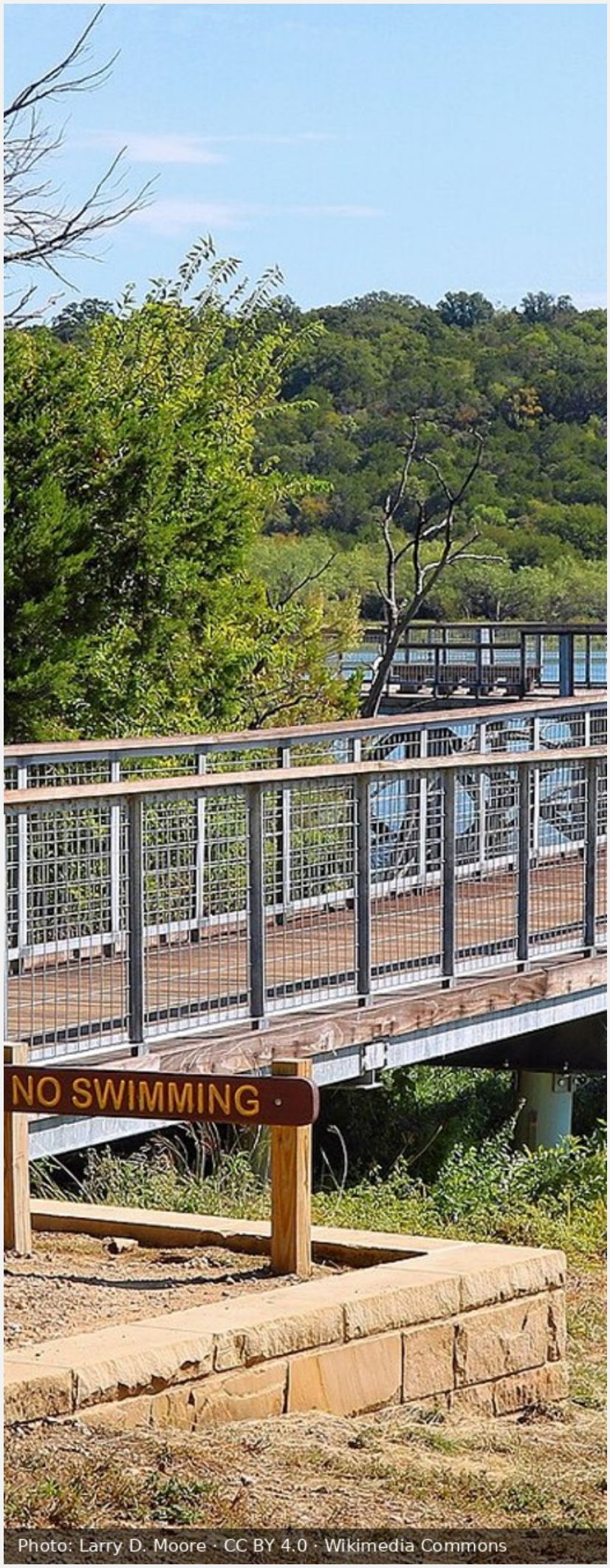


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02

Land value may be decoupling from occupancy

In these counties, land values may be rising not because of population growth or permanent development, but because of demand for seasonal access. This creates a feedback loop: higher land values attract investors seeking short-term rental returns, which in turn increases seasonal use — even as permanent residency remains low. This dynamic challenges traditional metrics of housing demand and suggests that rural land valuation models must account for temporal usage patterns, not just physical occupancy.

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