ZIP 78739 — #1 of 10: Share of Homes That Are Single-Family Detached

98.8% Single-Family Homes?

This ZIP code leads Texas in real estate philanthropy potential.

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THE DATA

98.8%

Share of Homes That Are Single-Family Detached

In ZIP 78739, nearly every home is a detached single-family residence.

This concentration of single-family housing creates a unique foundation for real estate philanthropy. Appreciated properties in such areas are ideal for charitable donations, conservation easements, and donor-advised fund placements due to their high value, low turnover, and stable ownership patterns. The lack of multifamily units reduces complexity in transfer and stewardship, making these zones natural hubs for strategic giving.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · Published November 27, 2026
https://alex-companies.com/data/2026-11-27-philanthropy-philanthropy-single-family-share-zcta-tx-wealth

01

Density of Ownership Enables Scale

This is not just about luxury homes—it’s about the structural readiness of a community to support large-scale, tax-advantaged transfers. The high proportion of detached homes suggests minimal tenant turnover, which aligns with donor intent for long-term stewardship and conservation.



02

The Gift-Readiness of the Built Environment

This structural simplicity lowers the administrative barrier to giving. A donor in ZIP 78739 may view their home not just as an asset, but as a vehicle for legacy. The built environment itself—its form, ownership, and continuity—becomes a catalyst for generosity.

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