#1 of 6: Spread in Mean Commute Across the Market, in Minutes (2024)

San Marcos-New Braunfels Has Texas' Widest Commute Spread

11.5-minute gap in mean commute times, source: ALEX Intelligence, 2026

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THE DATA

11.5

Spread in Mean Commute Across the Market, in Minutes (2024)

This is the difference in average commute times between the longest and shortest commutes among cities in the San Marcos-New Braunfels MSA.

The 11.5-minute spread reveals a deep spatial divide: Canyon Lake, at 38.9 minutes, is nearly 12 minutes longer than Dripping Springs, at 27.4 minutes. This gap reflects the market's fragmented development pattern, with high-density suburban hubs separated by rural corridors and limited transit options.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-san-marcos-nb-commute-spread

01

Infrastructure Is the Real Estate Differentiator

For buyers and developers, this means that infrastructure lag is a structural risk. Even in a booming market, long commutes erode quality of life and reduce property appeal, especially for remote workers who value time efficiency. The market’s growth may be uneven not due to demand, but due to spatial inequity in mobility.

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02

Commuting Is Becoming a Housing Market Signal

This divergence means that investors and homebuyers should treat commute time not as a lifestyle preference but as a financial metric. This is not a minor cost; it’s a real estate value drain.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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