



Morgan's Point Resort, Texas.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

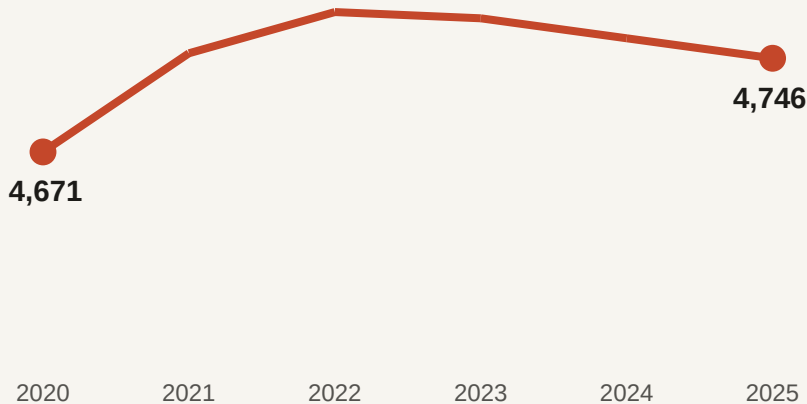


POPULATION

Growing. Up 1.6% since 2020.

4,746

people, the 398th-largest of Texas's cities and towns.



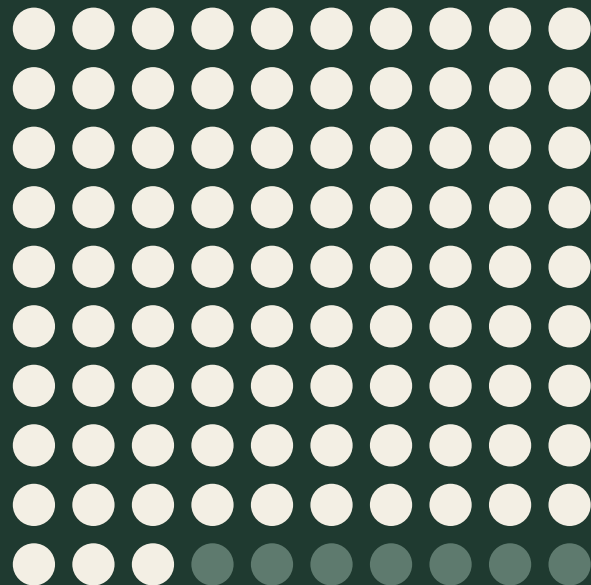
THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

92.8%

of 290 jobs located in Morgan's Point Resort are filled by in-commuters.

Source: Census LEHD LODES, 2023



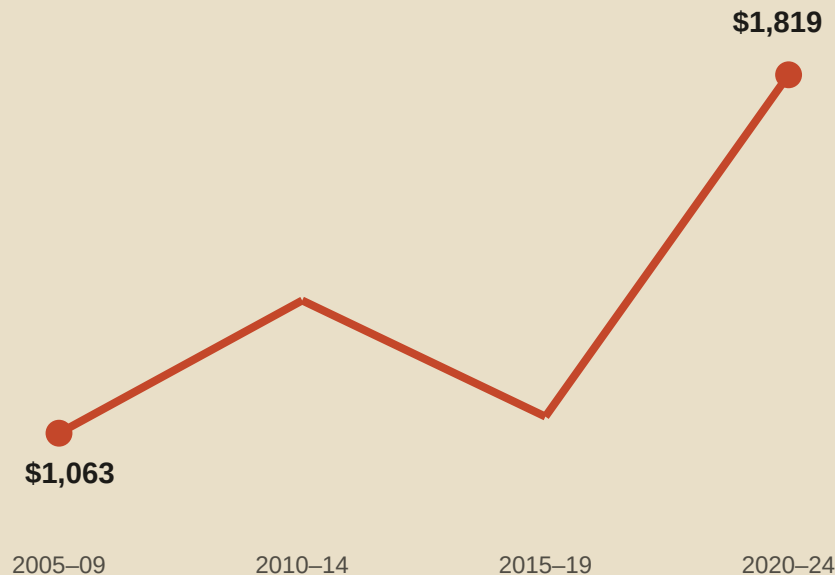
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$1,819

a month. Texas's median is \$1,403.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,078 gap between neighbors, the sharpest rent edge between adjacent tracts in Bell County.

TRACT 202.04

\$679

TRACT 203.02

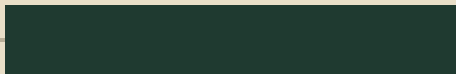
\$1,757



ROOM TO BUILD

The median rent is above what local wages can carry.

\$819–\$1,229



\$1,819 median

is the monthly rent range local workforce wages support.

BUILDING

44% of the housing here was built before 2000.

235

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

44%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 1,968 homes here.

1–3

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 14% less than Texas's.

\$245,100

median home value in Morgan's Point Resort.

Morgan's Point Resort



\$245,100

Texas



\$283,800

U.S.



\$332,700

THAT WAS MORGAN'S POINT RESORT'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/tx/morgans-point-resort/

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