

# CALDWELL COUNTY EXPERIENCING A HOME CONSTRUCTION BOOM

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If you have been to Caldwell County, Texas you know that it is experiencing a significant home construction boom. The primary reason is driven by its location between Austin and San Antonio and its relatively lower cost of living compared to those larger cities.

A recently released report looked into how populations are changing across all U.S. counties and metro areas from 2023 to 2024. Caldwell County, was one of the areas featured in the report, ranked as the ninth fastest-growing county by percentage last year for areas with over 20,000 residents. From July 2023 to July 2024, Caldwell welcomed 2,323 new residents, bringing its total population to 52,430. This marks a 4.6% growth rate for Caldwell, which has seen significant growth from its 2020 population of 45,879. The boom also brought unique and innovative designs to the area.

With the increase in our population, Lockhart housing developments continue to be under constant construction. The area along Toll 130 and Hwy 142, now includes a rent only townhouse community and modular home projects, phase two of The Stanton Apartments and The Legacy, a 55 and over community have added several hundred new residential units to the area ...

Firefly offers residents the choice of three or four-bedroom floor plans, priced between the high \$200,000s to mid \$300,000s. Homebuyers can also customize their homes by selecting from various finishing packages.

"We see Lockhart as an affordable bedroom community near major employment hubs like the Tesla gigafactory," said David Schwarz, head of commercial real estate at Amherst. "It's uncommon to find properties this close to downtown Austin priced under \$350,000."

Lockhart has experienced substantial growth since the pandemic, drawing in local musicians, creatives, and retirees seeking more affordable living ....