

Kendra Hudson

Local real estate news & market intel for Bryan-College Station

JULY 2026 MARKET PULSE • BRYAN-COLLEGE STATION MLS

\$329K

MEDIAN SALE PRICE

297

HOMES SOLD

518

NEW LISTINGS

102

DAYS ON MARKET

MARKET WATCH

Growth Is Coming What Terafab and I-14 Could Mean for Our Real Estate Market



Bryan-College Station is entering a period of unusually large announcements. SpaceX's

Terafab project in Grimes County and TxDOT's study of I-14 and a future I-214 loop could eventually influence jobs, commuting and development across the Brazos Valley.

The opportunity is meaningful—but neither project means every nearby property will immediately rise in value. Real estate follows actual jobs, infrastructure and practical drive times, not headlines alone.

TERAFAB: A NEW EMPLOYMENT CENTER

\$16.8 Billion and 3,000 Planned Jobs

On August 6, the State of Texas announced that SpaceX will construct the first phase of its Terafab semiconductor facility in Grimes County. The announced first phase represents more than \$16.8 billion in capital investment and is expected to create 3,000 jobs.

That scale matters. A major employment center can bring new households, contractors and supporting businesses. Bryan-College Station is close enough to participate in that growth, while communities toward Grimes County may become increasingly important for people deciding where to live and commute.

"Hiring schedules, construction phases, wages and commuting patterns will determine how much new housing demand actually appears—and where."

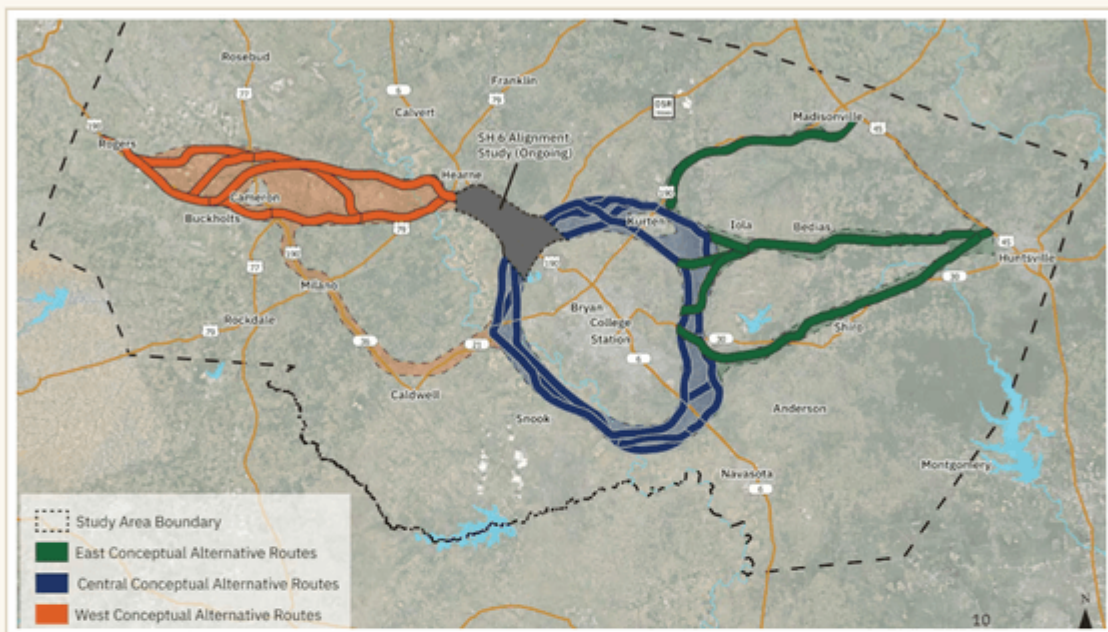
KENDRA'S TAKE

Some effects may emerge during construction; others may take years. I see Terafab as meaningful long-term news—not

a promise of an overnight jump in every nearby property.

I-14 + THE FUTURE I-214 LOOP

The Road Conversation Is Just Beginning



TxDOT conceptual alternatives shown for discussion. Routes are preliminary and subject to change.

TxDOT is studying an interstate-standard I-14 corridor from Rogers to Huntsville. Federal legislation also authorized a future I-214 loop around Bryan-College Station, and the current study is evaluating broad conceptual alternatives.

This could eventually improve regional access, open new commuting patterns and influence where commercial and residential growth occurs. But a study area is not a final alignment. Planning, environmental review, funding and construction can take many years.

WHAT I'M WATCHING

Where Could Demand Show Up?

• **Jobs and commuting**

Demand tends to follow real hiring and practical drive times. Highway 6, Highway 30, RELLIS, east Bryan, rural Brazos County and communities toward Grimes County are worth watching.

• **Land and development**

Large projects can increase interest in housing, commercial sites and acreage—but access, utilities, restrictions and infrastructure separate strong opportunities from speculation.

• **The cost of growth**

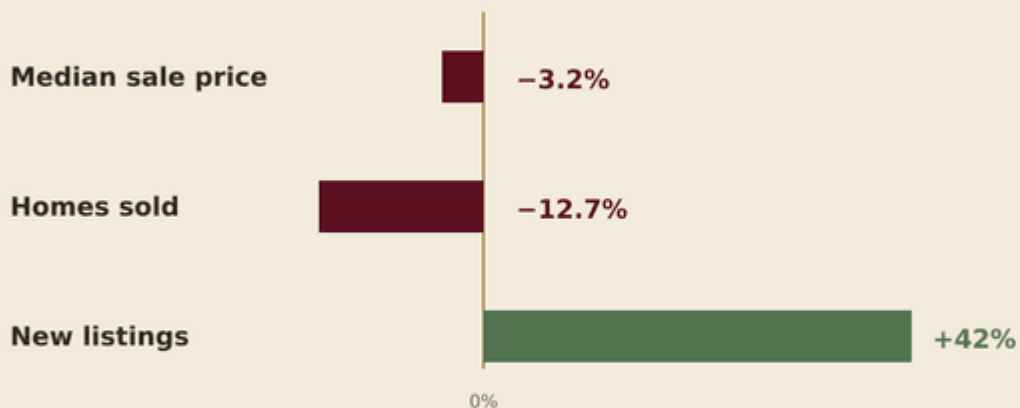
More people also mean pressure on roads, schools, utilities, water and emergency services. Those realities can affect taxes, development costs and quality of life.

THE BOTTOM LINE

Watch the jobs, the infrastructure and where demand actually appears—not the hype.

JULY 2026 VS. JULY 2025

The Market Shifted Toward Buyers



102 DAYS ON MARKET

5 days faster than July 2025

*With 42% more new listings, buyers have more choices.
Sellers need sharper pricing and presentation to stand out.*

Personal Note



The countdown is on! Aggie football season starts September 5th!

Fall is one of my favorite times of year in Aggieland. I'm looking forward to cooler weather, tailgates, cheering on the Aggies, and the excitement football season brings to our community.

Here's to a great season ahead. Gig 'em!

— Kendra

See What's for Sale

Browse The Hudson Team's current homes, land and acreage listings. >

CLIENT EXPERIENCES

Read Kendra's Zillow Reviews

See what local buyers and sellers say about working with Kendra. >

REAL ESTATE QUESTIONS?

Ask Kendra

Thinking about buying or selling—or simply curious about your property?
Reply to this email or reach out anytime.



Kendra Hudson

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