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Pelican Builders to build The Lexington condominium tower in River Oaks

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Houston-based developer Pelican Builders plans to build a new eight-story condominium tower in River Oaks, just off Kirby Drive.

The Lexington, at 2419 Mimosa Drive, will encompass just over 114,000 square feet of residential space and will offer 40 condo units spread across six floors. The building's bottom two floors will be reserved for parking.

Construction is scheduled to begin in the first quarter of 2023, with the first units being delivered 18 months after groundbreaking, Pelican said Nov. 29.

Condos in The Lexington will feature terraces, island kitchens, smart-home capability, curbless showers, individual air



COURTESY OF PELICAN BUILDERS

The Lexington, at 2419 Mimosa Drive, will encompass just over 114,000 square feet of residential space and will offer 40 condo units.

conditioning units, optional outdoor gas grills and outdoor pet-relief stations.

The building's third floor will have a lounge area with multiple seating areas, card tables, a serving bar and a dining room with a privacy enclosure.

The Lexington will also have a fitness center and air-conditioned storage units. The building will have 24-hour concierge services, valet parking and professional management to oversee maintenance and upkeep of the property.

Residents will also be able to access a backup generator for each condo unit in preparation for any of Houston's major weather events.

Houston-based Kirksey designed the building.

"Having a consistent team in place and executing building after building with the same professionals is the key to delivering a quality development," said Derek Darnell, president of Pelican Builders. "As with The Revere before it, we intend to bring a sophisticated, single-level way of living to this ever-transitioning area nestled between River Oaks and Avalon Place via The Lexington. This intimate urban pocket has proven to be the area of choice for River Oaks residents who travel, own second homes, or simply desire a maintenance-free, lock-and-leave lifestyle."

Condos in The Lexington will start at \$1.7 million. However, the four penthouse units will start at \$4.3 million. Douglas Elliman Development Marketing is handling sales for The Lexington.

The Lexington is just one block away from The Revere, Pelican Builders' nine-story condo tower at 2325 Welch St., which topped out in 2019. Pelican recently finished selling units in The Revere, with sales of the building's 30 units exceeding \$70 million.

In September, Pelican topped out on the 17-story Hawthorne tower at 5656 San Felipe St. in Tanglewood. That project broke ground in August 2021.

The Hawthorne's 67 units will total 164,546 net sellable square feet, and there will be an additional 19,712 square feet of outdoor space,

178 parking spaces and 67 storage units.

Additionally, The Hawthorne will have an amenity deck, dubbed the Fifth Floor Oasis, with a 67-foot lap pool, a fitness center, a resident lounge and more. The building will also offer 24-hour concierge service.

Pelican Builders is also nearing completion of the 33-unit Westmore midrise condo tower at 2323 W. Main St. in Upper Kirby. The company broke ground on that project last year.

Most of the units in The Westmore will range from 1,560 to 1,800 square feet and start at \$960,000. The four penthouses will average 2,500 square feet and start at \$1.7 million.

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