

River Oaks luxury condos break ground



By [Fauzeyya Rahman](#) – Reporter, Houston Business Journal

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Houston-based [Pelican Builders](#) Inc. broke ground on The Revere Aug. 22, a nine-story condominium that developers say will look [like a sophisticated Park Avenue walk-up](#).

Thus far, Pelican Builders has sold 16 out of 30 units, which range in price between \$1.6 million and \$2.6 million. Homeowner association fees will come out to 60 cents per square foot a month and first units for the project at 2325 Welch should deliver by spring 2020.

Houston-based Kirksey Architecture designed the project while Houston-based Ludlow & Associates Construction LLC is the general contractor. IBC Bank provided the construction loan.

[Robert Bland](#) Sr., founder and principal of Houston-based Pelican Builders, [shared more details with the Houston Business Journal in March about](#) his 10th project in Houston.



Robert Bland Sr., founder of Pelican Builders, outside the sales center of his latest condo project, The Revere.

The location and audience determined a lot of the scope of the project, he said. The high-end units will feature 11-foot high ceilings with plenty of space for art enthusiasts to display their collections. Large windows will give residents views of River Oaks and Montrose. The luxury units will feature hardwood floors, custom wood cabinets, Sub-Zero and Wolf appliances and fireplaces. Units vary in size from 2,800 to 3,800 square feet.

Less than three miles away, Pelican's other project The Wilshire is eight units away from being completely sold out, developers said. While The Revere will have more of a classic, traditional feel, the 17-story Wilshire has a more modern, sleek look. Units range in size from 1,392 to 3,561 square feet and in price from \$800,000 to \$3 million.

Originally from New Orleans (his company name Pelican Builders is an homage to the state bird of Louisiana), Bland came to Houston in the 1970s and soon after, built the third high-rise ever in the city, The Woodway, in 1974. He's collectively built hundreds of condos, townhomes and houses in the Houston area for more than 30 years and told HBJ he thinks the condos will define the future of living in Houston.