



PELICAN MULTIFAMILY | BUILD-TO-RENT

Drawing from years of experience developing and building high density for sale housing and luxury condominiums, Pelican Builders offers distinguished residential rental developments, including Build-to-Rent housing and Multifamily. In this multifamily platform Pelican collaborates with the best architects, designers and third-party leasing and management teams. Building tasteful and stylish projects does not necessarily cost more. Pelican applies this approach and applies these refined principals to Multifamily and Built-to-Rent communities.



APARTMENT COMMUNITIES LUXURY HOMES FOR LEASE

1

**298 UNIT MULTIFAMILY
DELIVERING EARLY 2026**

HUDSON CROSSING

Hudson Crossing is 298-unit multifamily community under construction in Katy, Texas. This development will bring a fresh perspective on the modern farmhouse trend prevalent throughout the west side of Houston's communities of Katy and Fulshear. The community will stand apart from nearby offerings by featuring conditioned corridors, elevators, tuck under garages and an elevated design aesthetic. One courtyard will feature a pool while the other will create a live oak shaded space, a beer garden, and festive outdoor gravel patio with party lighting.



2

**378 UNIT MULTIFAMILY
DELIVERING EARLY 2026**

PEARLAND TOWN CENTER

A 378-unit community of rental apartments. The entry side or front of the development is an extension of the Pearland Town Center with immediate access to the urban and walkable restaurant and retail offerings. The south facing side of the development is laid out in L and U shaped buildings which will offer unobstructed views and great natural light. The buildings on the southside will also look out over a large pond and walking trail. The community's architectural design is a subtle nod to a coastal design, given the community's proximity to the Texas Gulf coast. Residents will immediately notice the fresh and light design inspiration upon arrival. This design aesthetic is sure to be a daily and welcoming moment for its residents.



117 LUXURY RENTAL HOMES
DELIVERING LATE 2025

3

LIGHTHAVEN AT DISTRICT WEST

Coming soon to the Katy area Pelican will deliver 117 rental homes. This community will set a new bar for rental housing in Houston. The project offers much more than homes for rent. LightHaven at District West will deliver these homes within a gated community of unmatched design and care, as it relates to a community offering. With onsite management and more attention to cohesive maintenance; residents will notice the difference immediately upon arrival. The community offers 2, 3 and 4 bedroom plans. All homes have a private garage and a private back patio. Other community features include a pool, resident lounge, a dog park and a children's playground area. The design aesthetic of the community and the homes will offer a fresh take on cottage home styles, with features like metal seam roofs and bright and happy color palettes.



340 UNIT MULTIFAMILY
PRE-DEVELOPMENT

4

GREENHOUSE

ENERGY CORRIDOR

This 340-unit multifamily development is a thoughtfully designed, four-story project featuring surface parking and premium Class A finishes and amenities. Strategically situated in the Energy Corridor, it offers convenient access to the Texas Medical Center West and a wealth of nearby retail options. The Katy submarket remains the Houston metro area's most dynamic multifamily market, consistently leading in unit absorption.

260 UNIT MULTIFAMILY
PRE-DEVELOPMENT

5

KEMPWOOD

WEST HOUSTON / BELTWAY 8

Situated in the heart of West Houston along the highly accessible Beltway 8, this 260-unit multifamily development will offer seamless connectivity to Houston's major employment centers, including the Energy Corridor, Galleria, Memorial City and City Centre. The community will feature a thoughtfully crafted four-story design with surface parking, complemented by premium Class A finishes and state-of-the-art amenities that elevate the living experience.

140 UNIT BUILD-TO-RENT
PRE-DEVELOPMENT

6

MORTON ROAD

KATY, TEXAS

A fully amenitized 140-home built-to-rent community nestled in one of the fastest-growing areas in the Houston metro, the community is strategically located near top-rated schools, abundant retail, dining, and major employment hubs. Each home features class A finishes, spacious layouts, and private yards while providing residents a gated community with an onsite maintenance and leasing team.



Pelican is a residential development company that specializes in the development and construction of urban and suburban projects around the Houston area. These communities consist of multifamily, build-to-rent, luxury condominiums, and gated enclaves of sophisticated urban homes. The principals of Pelican Builders have extensive experience developing residential projects in the Houston area for more than 40 years. The trademarks of the company consist of great locations, exceptional design, sophisticated branding and marketing, and exceptional construction. Pelican attributes its legacy in development to selecting quality architectural firms to design, premier general contractors, and a staff that carefully inspects each project to assure that the demanding requirements of the architect and developer are met. The firm strives to maintain its reputation of excellence and functional architecture in every project it undertakes.

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