



BELLNUNNALLY

Jean Pierre Boyea

Partner

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JEAN'S REAL ESTATE WORK EXTENDS ACROSS THE U.S. AND OCCASIONALLY BEYOND. FROM SKYSCRAPERS TO NEIGHBORHOOD SHOPPING CENTERS, HE WORKS WITH MEMBERS OF THE BUSINESS COMMUNITY RANGING FROM LOCAL BELOVED RESTAURANT CHAINS TO SOME OF TEXAS' AND THE U.S.' LARGEST COMPANIES. JEAN HELPS CLIENTS MAKE THEIR REAL PROPERTY GOALS A REALITY.

Jean maintains a broad commercial real estate practice, assisting clients — including landlords, tenants, developers, lenders and investment entities — with a range of transactional matters from the sale and acquisition of properties to development and refinancing, with a special emphasis on retail leasing and landlord/tenant issues.

Listed three times as one of *D CEO Magazine's* "The Most Powerful Leaders in Dallas," Jean has leveraged his pre-legal career work as a business consultant — handling diverse consulting projects in the U.S. and abroad for a Big Eight accounting firm — to better understand the totality of his clients' businesses and their real estate and commercial finance needs. Some of his "greatest hits" include representing one of Texas' fastest-growing breweries, Rollertown Beerworks, in a deal launching its new production, retail and entertainment facility in Downtown Frisco, Texas (a Dallas Business Journal 2022 "Best Real Estate Deals" finalist), representing Securus Technologies in its 2015 International Business Park lease (one of the 10 largest in the Dallas-Fort Worth area that year according to *Bisnow DSW News*) and negotiating a purchase contract for redevelopment of a downtown Dallas skyscraper.

Jean has extensive experience with retail and office tenant representation, as well as mechanic's liens, easements, foreclosures, workouts, property owners' associations and mortgage fraud cases.

Representative Experience

- Represented a subsidiary of Viridien, a multinational geoscience technology services and high-performance computing company, in negotiating a long-term lease for over 250,000 square feet of commercial office space and data center facilities for its North American headquarters in Houston.

- Represented one of Texas' fastest-growing breweries, Rollertown Beerworks, in a deal launching its new production, retail and entertainment facility in Downtown Frisco, Texas. That transaction was among the *Dallas Business Journal's* 2022 "Best Real Estate Deals" finalists.
- From top-end properties with haute couture retailers to neighborhood strip centers, represents numerous shopping centers and mixed-use developments in acquisition, leasing, financing and day-to-day operations.
- Represents a restaurant chain with 500+ employees in all of its real estate and corporate needs.
- Advised a national retail tenant in leasing (approximately 2 million square feet of total retail lease space), in the acquisition and sale of corporate properties, and as a real estate legal consultant in litigation and bankruptcy proceedings.
- Assisted a developer of residential subdivisions in acquisition, financing, partnership and homeowners' association matters on numerous projects.
- Engaged by a large U.S. city in its efforts to create a downtown street-level retail district.
- Negotiated a purchase contract for redevelopment of a downtown Dallas skyscraper.
- Represented a client evaluating and submitting bids to the United States government for the development of post office properties.
- Advised victims of mortgage fraud in successful workouts with their lenders and in efforts to hold mortgage fraud perpetrators responsible for their misdeeds.
- From pre-foreclosure due diligence through post-closing obligations, represented a major national lender in foreclosures upon, and subsequent dispositions of, large-scale multifamily assets.

Noteworthy

- Featured in Best Lawyers®' *Texas' Best Lawyers*, 2020
- One of six attorneys honored for Real Estate Law in the Dallas 500 list ("The Most Powerful Business Leaders in Dallas – Fort Worth") by *D CEO Magazine*, 2016 (the inaugural edition) to 2019
- Named one of the "Best Lawyers in Dallas" by *D Magazine*, 2018
- Selected by attorney peers for inclusion in *The Best Lawyers in America*®, 2018–2025
- Represented Securus Technologies in its International Business Park lease, which was named the #7 Biggest Lease in the Dallas-Fort Worth area in 2015 according to *Bisnow DFW News*

- Prior to his legal career, Jean worked as a business consultant for a Big Eight accounting firm, handling diverse consulting projects in the United States, Mexico and Belize
- Managing Editor, *LBJ Journal of Public Affairs*, University of Texas LBJ School of Public Affairs

Activities and Memberships

- American Bar Association
 - Member
- State Bar of Texas
 - Member
- Dallas Bar Association
 - Member
- International Council of Shopping Centers
 - Member

Publications

- "SBA Issues New Guidance on PPP Loans, with Safe Harbors for Certain Borrower Certifications Regarding Loan Necessity," Bell Nunnally Client Alert, co-author; May 14, 2020.
- "Commercial Lease Workouts During Covid-19 Pandemic," Bell Nunnally Client Alert, co-author; April 23, 2020.
- "IRS grants deadline relief to some 1031 exchange buyers, but not all," *Dallas Business Journal*, quoted; April 21, 2020.

Credentials

Education

- JD, The University of Texas School of Law, 1994
- MPA, LBJ School of Public Affairs at The University of Texas at Austin, 1994
- BS, Mechanical Engineering, Rice University, 1986



Admissions

- Texas