



## REAL ESTATE LAW

**If location (location, location) is at the heart of real estate, we think perspective (perspective, perspective) is critical to the practice of real estate law. We combine our deep bench of real estate attorneys with teams from interrelated practice areas to provide seamless legal solutions to complex real estate matters.**

Bell Nunnally's real estate lawyers know more than what the law says — we possess a thorough understanding of how specific real estate strategies fit into the overall business objectives of our clients. We use this knowledge to optimize both immediate and long-term results for our clients.

The transactional attorneys in our real estate group routinely work with other practitioners at our firm in areas such as tax, bankruptcy, corporate and securities, and litigation, to help clients achieve their goals. This results-oriented approach makes our firm the trusted legal advisor on real estate matters for clients involved in a wide variety of industries and transactions.

Our experience extends to all real estate asset types, including:

- Retail and restaurants
- Office and corporate campuses
- Medical facilities
- Residential, multifamily and mixed-use developments
- Manufacturing, warehouse and industrial facilities
- Agricultural, farm and ranch properties
- Hospitality and entertainment

Representing real estate industry professionals, as well as clients from other industries who have real estate needs, we handle a broad range of matters, including acquisitions and dispositions, development and construction, title and easements, commercial leasing and management, real estate financing matters, tax advice, and entity structuring. We have also represented clients in the acquisition, development and disposition of oil, gas and other mineral interests, and related energy matters.

## Real Estate Disputes

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When real estate disputes occur, our real estate litigation attorneys represent clients in all aspects of the litigation process, from pretrial matters through trial and all levels of appeal in state and federal courts. In addition, we routinely represent clients in mediations and arbitrations and before regulatory bodies.

## Distressed Assets

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The real estate team works closely with the firm's bankruptcy, financial restructuring, creditors' rights, corporate and securities, tax, and commercial finance attorneys on matters related to troubled real estate interests, including loan workouts, debt restructuring, foreclosures, and other dispositions of problem assets and debt.

## Clients

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- Commercial developers
- Financial institutions
- Institutional and private investors
- Real estate service providers
- Commercial retail interests
- Health care entities
- Real estate brokers and property managers
- Hotel and leisure concerns
- Developers of natural gas, oil and mineral properties
- Property owners' associations and HOAs
- Property owners and landlords

- Commercial tenants
- Public entities
- Architects, surveyors, engineers and other service professionals

## Representative Experience

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- Engaged by a \$3 billion health care company to handle all of its Texas real estate transactions, including acquisitions, divestitures, development and leaseholds.
- Represented a national retail tenant (approximately 2 million square feet in total retail lease space) in leasing, acquisitions and sales of corporate properties, as well as consulting in litigation and bankruptcy proceedings.
- Guided a health care company in the development of a 1.2 million square foot campus.
- Represented an international beverage licensor in the acquisition of unimproved real property and construction of its corporate headquarters.
- Engaged by a Fortune 100 casual dining company nationally in all areas of development including finance, acquisition and ground leasing.
- Represent numerous shopping centers and mixed-use developments in acquisition, leasing, financing and day-to-day operations.
- Assisted a developer of residential subdivisions in acquisition, financing, partnership and homeowners' association matters on numerous projects.
- 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.
- Represented 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.

## International and Cross-Border Real Estate

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- Represented a U.S.-based telecommunication company in the due diligence and acquisition of several real estate assets for its operations along the border between the U.S. and Mexico.
- Represented a U.S.-based, full-service asset management firm in the acquisition and development of its Mexican real estate portfolio in the retail, industrial and hospitality industries with a net asset value average of \$800 million and, later, in the divestiture of the portfolio.
- Participated in the restructuring of a U.S.-based REIT's Mexican portfolio to allow tax savings in excess of \$80 million.
- Represented a U.S.-based, full-service asset management firm in the sale of their Mexican portfolio.
- Represented a real estate conglomerate in the tax restructuring of its exclusive luxury vacation housing community in Los Cabos, Mexico.
- Participated in the purchase and development of a housing joint venture in Mexico on behalf of the real estate division of a major U.S.-based oil company.
- Represented a full-service asset management firm in the transition of its shopping centers, with more than 250 leases, from its current property manager to a third party.
- Advised a U.S.-based developer in connection with property issues related to the formalization of easements that involved ejido land along the U.S.-Mexico border.

## Related Practices

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Bankruptcy and Financial Restructuring

Commercial Finance

Creditors' Rights

Intellectual Property

Litigation

Mergers and Acquisitions

Tax

## Related Industries

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Agribusiness, Beverage and Food

Broker/Dealer and Securities

Construction



Energy and Natural Resources

Financial Services

Health Care

Hospitality

Insurance

Manufacturing

Municipalities

Real Estate

Sports and Entertainment

Transportation and Logistics

Wholesale, Retail and Services

## Related Attorneys

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Karen L. Hart

William "Trey" A. DeLoach, III

Ty Johnson

Brent A. Turman

Nikki Hurst Gibson

Kimberly A. Cruz

Jeffrey S. Lowenstein

Dania Duncan Moreno

Jean Pierre Boyea

Kassandra "Kassie" G. McLaughlin

Daniela Martinez

Allison L. Elko

Matthew J. DeWitte

Troy "T.J." Hales