

E. David Coligado

Shareholder Dallas
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Education

J.D. from The University of Texas School of Law

B.A. from Trinity University *cum laude*

Bar Admissions

Texas

Related Practices

Real Estate
- Industrial Projects
- Leasing & Management
- Retail Centers
- Office

Related Industries

Real Estate
Retail

Achievements

D Magazine – Best Lawyers in Dallas (2015-2019, 2021-2023)

Thomson Reuters – Texas Super Lawyers (2019-2020)

Woodward/White, Inc. – Best Lawyers in America, Real

Overview

David currently serves as the head of the Firm's Real Estate Section. His practice focuses on the ownership, development and investment of commercial real estate, such as office, industrial, retail, and multifamily projects. David assists his clients through all phases of real estate ownership including acquisition, financing (construction and permanent), leasing, development and construction, formation of joint ventures, and dispositions. His clients range from entrepreneurial developers to institutional owners and investors to national tenants and landlords.

David approaches a project with the understanding that a complex transaction requires collaboration of many parties with a unified, focused goal, and a truly successful transaction can result in relationships that will lead to future successful deals. In order to foster such relationships, a thorough understanding of the deal, an open, direct and honest line of communication and an understanding of the big picture are all necessary in order for legal counsel to provide value to the project. A sense of humor also helps.

David has served as the Firm's Real Estate Section CLE/Training Coordinator. Before joining Munsch Hardt, David served as in-house counsel with Archon Financial, L.P., now known as Goldman Sachs Commercial Mortgage Capital, L.P.

David and his wife Katie have two children, Gus and Lucy.

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Estate Law (2024)

Memberships

Dallas Asian American Bar Association

Dallas Bar Association, Construction Law, Corporate Counsel and Real Property Law Sections

NAIOP, North Texas Chapter

State Bar of Texas, Business Law, Corporate Counsel and Real Estate, Probate and Trust Law Sections

St. Thomas Aquinas Lawyers' Association

ProVisors Dallas 4

Experience

Industrial Development

Represented a real estate investment group, and its affiliates, as the developer in the acquisition of a site for a build-to-suit lease of an approximately 300,000 square foot industrial building. Munsch Hardt handled the contract and due diligence for the acquisition of the site; negotiation of the build-to-suit lease; negotiation of the construction loan from the bank; and negotiation of all development aspects of the project; including easements, as well as city and county tax abatement agreements.

Office Acquisition + Leasing

Represented a real estate investment firm in the purchase, financing and contemporaneous leasing of three buildings of a four building office complex in Richardson, Texas, containing almost 500,000 square feet of space. Munsch Hardt handled the drafting and negotiation of the purchase and sale contract; negotiation of the acquisition loans; negotiation of the joint venture agreement with the equity partner; preparation and negotiation of the conveyance documentation; modification of the existing easement agreements; negotiation of multiple single-tenant building leases with sophisticated tenants; and resolution of survey, title and due diligence issues in order to consummate the transaction.

Retail Center Investment

Represented a real estate investor in the investment of a Class A mixed used retail lifestyle center, including negotiation of the joint venture agreement with the developer.

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Office Building Development

Represented a real estate development partnership in the purchase, financing and leasing of a Class A office building in the Preston Center area of Dallas, Texas. Munsch Hardt handled the acquisition, leasing, construction and financing of the project, including drafting and negotiation of the purchase and sale contract; negotiation of the acquisition/construction loan; negotiation of the joint venture agreement with the equity partner; preparation and negotiation of the leasing of the project; and resolution of survey, title and due diligence issues in order to consummate the transaction.

Real Estate Project Development

Represented a real estate investment firm in the ground lease, financing and contemporaneous leasing of multiple projects in DFW Airport. Munsch Hardt handled the drafting and negotiation of the DFW Airport ground leases; negotiation of the construction loans and construction agreements; negotiation of the joint venture agreements with equity partners; preparation and negotiation of the conveyance documentation; negotiation of required easement agreements; negotiation of multiple single-tenant building leases with sophisticated tenants; and resolution of survey, title and due diligence issues in order to consummate the transaction.

National Leasing

Represented multiple national tenants in retail and office leases throughout the country.

Newsroom

Press Release: Texas Lawyer's Best of 2023: Real Estate Law Firms List – Dallas Recognizes Munsch Hardt's Strong Practice

Press Release: 'Best Lawyers in America®' Names 54 Munsch Hardt Attorneys to its 2024 List and Two as 'Lawyers of the Year'

In The News: Munsch Hardt Shareholder Michael Franklin Relocates From Dallas to Austin, Expanding Local Commercial Real Estate Practice

Press Release: Munsch Hardt Shareholder Michael Franklin Relocates From Dallas to Austin, Expanding Local Commercial Real Estate Practice

Press Release: Eight Munsch Hardt Lawyers Recognized in D Magazine's 2023 List of "Best Lawyers in Dallas"

Speech: Real Estate Law for the Non-Practitioner

Press Release: Six Munsch Hardt Attorneys Selected As D Magazine's 2022 'Best Lawyers in Dallas'

Press Release: Eleven Munsch Hardt Attorneys Named "Best Lawyers in Dallas" by D Magazine

Press Release: Fifteen Munsch Hardt Attorneys Named to 2020 Texas Super Lawyers List

Newsletter: COVID-19: Interagency Statement

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Press Release: Seventeen Munsch Hardt Attorneys Recognized on 2019 Texas Super Lawyers List

Press Release: Munsch Hardt Expands Zoning & Land Use Practice

Press Release: Eight Munsch Hardt Attorneys Selected for D Magazine's 2019 'Best Lawyers in Dallas' List

Press Release: D Magazine Names Seven Munsch Hardt Attorneys to its 2018 'Best Lawyers in Dallas' List

Press Release: 4 Munsch Hardt Attorneys Recognized as 2017 Best Lawyers in Dallas by D Magazine

Press Release: 5 Munsch Hardt Attorneys Recognized as 2016 Best Lawyers in Dallas by D Magazine

Press Release: 6 Munsch Hardt Attorneys Recognized as 2015 Best Lawyers in Dallas by D Magazine

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