



Scott B. Smith

Associate [Dallas](#)
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Education

J.D. from Baylor University School of Law
▪ Dean's List
B.A. from Baylor University *cum laude*

Bar Admissions

Texas

Related Practices

Real Estate
Acquisition & Disposition
Leasing & Management
Real Estate Finance
Retail Centers
REITs
Senior Housing

Related Industries

Real Estate
Retail

Memberships

The State Bar of Texas

Overview

Scott provides local, regional, and international real estate clients practical and efficient counsel in all aspects of negotiating and closing complex commercial real estate transactions.

He has valuable experience in (i) drafting and negotiating office, restaurant, and retail leases; (ii) drafting and negotiating principal transaction documents in connection with acquisitions and dispositions of real property, including purchase and sale agreements, easement agreements, restrictive covenant agreements, loan documents, construction and development agreements, and property management agreements; (iii) formation of real estate investment entities; and (iv) drafting and negotiating documents related to title curative matters.

Prior to joining Munsch Hardt, Scott worked in the Commercial Real Estate section at a Dallas-based business law firm and interned at the underwriting offices of a national title insurance company.

Experience

Land Acquisition + Disposition

Represented regional and international real estate clients in (i) drafting purchase and sale agreements; (ii) reviewing surveys and drafting; and (iii) reviewing title objection and response letters for an opportunity funds' frequent acquisition and disposition of investment land, including the sale of a tract of land valued in excess of \$40 MM and numerous tracts of land containing more than 1,500 acres.

Office + Retail Leasing

Represented regional and international real estate clients in drafting leases and related real estate documents covering more than 750,000 square feet of rentable office and retail space around the country.

Development, Zoning + Leasing

Represented a developer of a 100+ acre mixed-use development with planned unit and development districts, zoning and land use issues, easements and rights-of-way agreements, reciprocal easement and operating agreements, as well as shopping center and office leases.

Health Care Land Acquisition

Provided outside counsel services for a national health care fund on sophisticated transactions involving purchases of raw land for hospital, senior living and medical office building developments.

Leasing + Joint Ventures

Represented a national fund in the preparation and negotiation of office building and ground leases, recapitalization of real estate holdings and formation of joint ventures exceeding \$250 MM in assets.