

## William T. "Chip" Cavanaugh, Jr.

Shareholder [Dallas](#)  
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### Education

J.D. from University of Notre Dame Law School

- *Notre Dame Law Review* (Associate Editor)

B.A. from Southern Methodist University  
B.B.A. from Southern Methodist University

### Bar Admissions

Texas

### Related Practices

Corporate & Securities  
Joint Ventures  
Mergers & Acquisitions  
Private Equity, Venture Capital & Investment Funds  
Real Estate  
Industrial Projects  
Multifamily  
Retail Centers  
REITs  
Senior Housing  
Office



## Overview

Chip's practice focuses on real estate, hospitality, and health care companies with respect to a variety of real estate, corporate/securities, and general business matters.

Chip represents investors, developers, private equity funds, family offices, Real Estate Investment Trusts (REITs), management companies, lenders, and corporations in the acquisition, financing, development, leasing, management, and sale of office, retail, multifamily, industrial, hospitality, health care, and senior housing properties. Chip has particular experience in the formation of partnerships, LLCs, joint ventures, funds, and other vehicles for the investment of capital in real estate opportunities.

Chip first joined the Firm in 1985 and has played a key role in building the Firm's real estate practice. In 1999, Chip joined one of the Firm's private equity clients as a Principal. While there, he handled public and private mergers, acquisitions, and securities transactions from both the business and the legal perspective, as well as the formation of the Firm's investment funds and many of the Firm's administrative functions. Chip rejoined Munsch Hardt in 2002. The time Chip spent as a client, focused on a broad spectrum of financial, investment, operational, and other business concerns in addition to complex legal issues, gave him a unique perspective on better serving client needs as outside counsel.

Chip has served as a member of the Firm's Board of Directors and Compensation Committee and has also served as Chair of the Firm's Real Estate group.

## Related Industries

Financial Services  
Construction  
Health Care  
Hospitality  
Retail

## Achievements

*Chambers USA* – Leaders in Their Field, Real Estate – Texas (2008-2025)

*D Magazine* – Best Lawyers in Dallas (2007-2009, 2011, 2021)

*Martindale-Hubbell*® AV Preeminent®, Peer Review Rated™

*Thomson Reuters* – Texas Super Lawyers (2003-2020); Texas Super Lawyers, Business Edition and Corporate Counsel Edition (2009-2010)

*Woodward/White, Inc.* – Best Lawyers in America, “Lawyer of the Year” (2022), Best Lawyers in America, Real Estate Law (2007-2026); Best Lawyers in America, Litigation – Real Estate (2011-2026)

## Memberships

Dallas Bar Association, Corporate Counsel, Mergers and Acquisitions, Real Property Law and Securities Sections

SMU Cox School of Business, Folsom Institute for Real Estate (Advisory Board Member, 2017-2025)

State Bar of Texas, Real Estate, Probate and Trust Law Section

The Real Estate Council (Vice Chairman, 2009; Chairman of Education Committee, 2010-2011; Board Member 2020-2023; Member, 1992-2026)

The Real Estate Council Foundation (Board Member, 2003- 2009)

## Experience

### GP Capital Investment Programs

Represented an investment management company in dozens of investment programs in which its private equity funds committed several hundred million dollars in “GP Capital” to various real estate investment and development ventures.

## Platform Reorganization

Represented an investor in acquiring the interests of the sponsor of an investment platform consisting of several billion dollars of projects in the United States, Canada and the United Kingdom, including restructuring eight multi-level joint venture structures and modifying over a dozen credit facilities.

## Retail Acquisition

Represented the purchaser of an iconic shopping center in Kansas City, MO spanning more than 15 city blocks over 1,000,000 square feet of retail and office space leased to more than 100 tenants, including handling the equity and debt capitalization for the transaction.

## Industrial Development Program

Represented a national development and brokerage company in a development program with an investment manager to develop dozens of warehouse projects across the United States with an aggregate value exceeding \$1 B.

## Corporate Relocation

Represented a publicly-traded manufacturing and distribution company in the relocation of its corporate headquarters from California to Texas, where it constructed an approximately 550,000 square foot headquarters and manufacturing/distribution facility costing approximately \$100 MM. The Firm represented the company in all real estate aspects of the relocation, including selecting the site and developer, performing due diligence, acquiring the land, entering into necessary agreements with the developer, general contractor and other parties, consummating a unique 1031 exchange structure, resolving construction issues and handling a sublease so the company could move personnel to Texas prior to completion of the facility.

## Real Estate Investment Program

Represented a private real estate investor in more than 130 joint ventures that invested approximately \$400 MM in the acquisition and development of more than 130 retail, office, industrial, medical and other projects valued at approximately \$3.5 B. The Firm's work on this program included handling the joint venture agreements as well as overseeing the sponsors' handling of real estate, financing and other issues.

## Hotel Disposition Program

Represented a hospitality REIT in the sales of approximately 30 hotels in multiple states as part of an on-going disposition and repositioning plan. The Firm's work included negotiating and drafting the purchase and sale agreements and conveyance documentation for each hotel, as well as resolving issues with the various hospitality brands with respect to their franchise or management agreements.

### Historic Redevelopment

Represented a large landowner in the formation of a joint venture with one of the nation's largest developers to undertake a multi-hundred-million dollar redevelopment of an iconic, national historic district that includes hospitality, retail, entertainment, office, and other uses. The Firm has also acted as counsel to the joint venture with respect to real estate and development matters, including the acquisition of interests in a related hotel.

### Private Equity Fund Formation

Represented the sponsor of a real estate private equity fund. The fund's final closing exceeded \$100 MM with LPs that included university endowments, family offices and other investors. The Firm handled all aspects of the fund formation, including PPM, subscription documents, limited partnership agreement, side letters, upstream entity agreements and regulatory filings.

### Assisted Living Facility Acquisition

Represented one of the nation's largest private equity firms and two other investors in connection with their acquisition of the management business of one of the largest assisted living facility owners in the United States and Canada. The Firm's work on this transaction consisted of review and analysis of key assets such as facility management agreements, leases and debt documents.

### Senior Housing Joint Venture

Represented a Dallas-based private equity firm in the formation of a joint venture with a senior living company to establish and investment program to acquire continuing care retirement communities, including an initial acquisition of four projects out of bankruptcy. Munsch Hardt also represented the Joint Venture in all real estate aspects of this acquisition, including the financing.

### Skilled Nursing Sale/Leaseback

Represented a senior housing developer in the development, and ultimate sale and leaseback, of numerous skilled nursing and assisted living facilities in Texas. Munsch Hardt handled all aspects of the developments and the sale/leaseback transactions, including the purchase and sale agreements, master leases and financings.

### Joint Venture

Represented a large multifamily developer in a joint venture with an insurance company to develop a high-rise, mixed use project in Arizona, structured as a condominium. The Firm handled all aspects of the transaction, including real estate, condominium, financing and the joint venture.

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## Newsroom

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**Press Release:** Sixty (60) Munsch Hardt Attorneys and One Lawyer of the Year Highlighted in 2026 Best Lawyers® in America Directory

**Press Release:** 2025 Chambers USA Directory Ranks Practices + Attorneys at Munsch Hardt

**Press Release:** Fifty-Four (54) Munsch Hardt Attorneys Honored in 2025 Best Lawyers in America Directory

**Press Release:** Chambers USA 2024 Directory Ranks Munsch Hardt Practices and Attorneys

**In The News:** Rick Kopf Completes Antarctic Ice Marathon

**Press Release:** 'Best Lawyers in America®' Names 47 Munsch Hardt Attorneys to its 2024 List and Two as 'Lawyers of the Year'

**Press Release:** Chambers USA 2023 Directory Highlights Munsch Hardt Practices + Attorneys

**Press Release:** Munsch Hardt Attorneys Honored as 2023 'Best Lawyers in America®,' 'Ones to Watch', and 'Lawyer of the Year'

**Press Release:** Six Munsch Hardt Practice Groups and 12 Lawyers Ranked by Chambers USA 2022

**Press Release:** Munsch Hardt Attorneys Honored as 2022 'Best Lawyers in America', 'Ones to Watch' and 'Lawyer of the Year'

**Press Release:** Chambers USA 2021 Rankings Include Six Munsch Hardt Practice Groups and Ten Attorneys

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

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

**Press Release:** Munsch Hardt Attorneys Honored as '2021 Best Lawyers in America' and 'Ones to Watch'

**Press Release:** Munsch Hardt's Chambers USA 2020 Rankings Include Four Practice Groups and Six Attorneys

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

**Press Release:** Twenty-One Munsch Hardt Attorneys Honored as '2020 Best Lawyers in America'

**Press Release:** Chambers USA 2019 Ranks Five Munsch Hardt Practice Groups and Seven Lawyers

**Press Release:** Thirteen Munsch Hardt Attorneys Included on 2018 Texas Super Lawyers List

**Press Release:** Sixteen Munsch Hardt Attorneys Recognized as 2019 "Best Lawyers in America"

**Press Release:** Munsch Hardt Again Recognized as Industry Leader in 2018 Chambers USA

**Press Release:** Thirteen Munsch Hardt Attorneys Recognized as 2017 Texas Super Lawyers

**Press Release:** Fourteen Munsch Hardt Attorneys Honored as '2018 Best Lawyers in America'

**Press Release:** Munsch Hardt Increases Practice, Individual Rankings in 2017 Chambers USA

**Press Release:** Munsch Hardt Congratulates its 13 Texas Super Lawyers

**Press Release:** Munsch Hardt Recognized as Industry Leader in 2016 Chambers USA

**Press Release:** Fifteen Munsch Hardt Attorneys Recognized as 2017 Best Lawyers in America

**Press Release:** Munsch Hardt Clients Win Big at D CEO Commercial Real Estate Awards

**Press Release:** Twelve Munsch Hardt Attorneys Recognized as 2015 Texas Super Lawyers

**Press Release:** Fourteen Munsch Hardt Attorneys Recognized as 'Best Lawyers in America 2016'

**Press Release:** Munsch Hardt Practice Groups, Lawyers Recognized as Industry Leaders in 2015 Chambers USA

**Press Release:** Munsch Hardt Attorneys Recognized as 2014 Super Lawyers

**Press Release:** Fourteen Munsch Hardt Attorneys Recognized as 'Best Lawyers in America 2015'

**Press Release:** Munsch Hardt Real Estate Group Recognized as Industry Leaders in 2014 Chambers USA

**In The News:** Get Ready For A Brisk Year In DFW Real Estate

**Press Release:** Munsch Hardt Attorneys Selected As 2013 Super Lawyers

**Press Release:** Best Lawyers 2014 Recognizes Munsch Hardt Attorneys

**Press Release:** Munsch Hardt Practice Areas and Attorneys Recognized by Chambers USA

**Press Release:** U.S. News Best Lawyers Recognizes Munsch Hardt Attorneys as Texas' Best

**Press Release:** Chambers USA Names Munsch Hardt Attorneys Leaders In Their Field

**Press Release:** Munsch Hardt Names 2013 Management Committee

**Press Release:** U.S. News - Best Lawyers Recognizes Munsch Hardt Attorneys

**Press Release:** Munsch Hardt Attorneys Recognized by Thomson Reuters Super Lawyers 2012

**Press Release:** Best Lawyers Recognizes Munsch Hardt Attorneys

**Press Release:** Munsch Hardt Receives Honor Recognition from Chambers USA

**Press Release:** Munsch Hardt Reelects Callison as CEO, Elects New Vice Chairman and Management Committee Members

**Press Release:** Seven Munsch Hardt Attorneys Designated Super Lawyers

**Press Release:** Munsch Hardt Attorneys Recognized as Best Lawyers in America

**Press Release:** Munsch Hardt Recognized in Chambers USA 2011

**Press Release:** William (Chip) T. Cavanaugh Named to Best Lawyers in Dallas by D Magazine

**Press Release:** Munsch Hardt Attorneys Named Best Lawyers in America

**Press Release:** Six Munsch Hardt Attorneys Named Leaders in Their Field by Chambers USA 2010

**Press Release:** Munsch Hardt Attorneys Recognized as Texas Super Lawyers 2009

**Press Release:** Munsch Hardt Attorneys Named Best Lawyers in America 2010

**Press Release:** Munsch Hardt Shareholder Named Among Best Business Lawyers in Dallas

**Press Release:** Chambers USA Award Recipients

**Press Release:** Three Munsch Hardt Lawyers Designated Super Lawyers in Corporate Counsel Edition

**Press Release:** Munsch Hardt Shareholders Elected as Leaders of The Real Estate Council (TREC)

**Press Release:** Munsch Hardt Shareholders Named Among Best Lawyers in America

**Press Release:** Six Munsch Hardt Shareholders Named Texas Super Lawyers

**Press Release:** D Magazine Names Best Lawyers in Dallas

**Press Release:** Munsch Hardt Names New Section Head for Real Estate

**Press Release:** Four Munsch Hardt Attorneys Recognized As Best Lawyers in America