

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



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, 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, senior housing and residential properties. Chip has particular experience in the formation of partnerships, joint ventures and funds 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 Chair of the Firm's Real Estate group.

Related Industries

Financial Services
Construction
Health Care
Hospitality
Real Estate
Retail

Achievements

Chambers USA – Leaders in Their Field, Real Estate – Texas (2008-2021)

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, Texas' Best Lawyers, Real Estate Law (2007-2021); Best Lawyers in America, Texas' Best Lawyers, Litigation – Real Estate (2011-2021)

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, 2017-2020)

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

The Real Estate Council (Sustaining Member; Chairman of Education Committee, 2010-2011; Vice Chairman, 2009)

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

Experience

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 to-date have 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 includes handling the joint venture agreements as well as overseeing the sponsors' handling of real estate, financing and other issues.

Hotels Disposition

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 will include retail, entertainment, office, multifamily and other uses. Munsch Hardt is also 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

Represented the sponsor of a private equity fund focused on "GP co-investments". 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.

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 Dallas-based family office in the formation of a joint venture with one of the nation's largest retail REITs to develop a large luxury outlet center in Connecticut.

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 joint venture.

Senior Housing Bridge Loan

Represented a Dallas-based private equity firm in an approximately \$20 MM bridge loan to a senior housing owner/operator.

Newsroom

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

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- 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
- 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 Nine Attorneys
- Press Release:** Seventeen Munsch Hardt Attorneys Recognized on 2019 Texas Super Lawyers List
- Press Release:** Twenty-Six Munsch Hardt Attorneys Honored as ‘2020 Best Lawyers in America’
- Press Release:** Chambers USA 2019 Ranks Five Munsch Hardt Practice Groups and Nine Lawyers
- Press Release:** Seventeen Munsch Hardt Attorneys Included on 2018 Texas Super Lawyers List
- Press Release:** Twenty-One 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:** Seventeen Munsch Hardt Attorneys Recognized as 2017 Texas Super Lawyers
- Press Release:** Eighteen 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 14 Texas Super Lawyers
- Press Release:** Munsch Hardt Recognized as Industry Leader in 2016 Chambers USA
- Press Release:** Twenty-Two 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:** Thirteen Munsch Hardt Attorneys Recognized as 2015 Texas Super Lawyers
- Press Release:** Seventeen 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:** Seventeen 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: Nine 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: Nine 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