

## William D. Themer



Shareholder [Dallas](#)  
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### Education

J.D. from Southern Methodist University, Dedman School of Law *magna cum laude*

- *SMU Law Review*
- Order of the Coif

B.B.A. from University of North Texas *summa cum laude*

- Ranked #1 in College of Business

### Bar Admissions

Texas

### Related Practices

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

### Related Industries

Real Estate  
Retail

## Overview

Will maintains a very diverse practice, extending to all asset classes and covering most aspects of commercial real estate. With more than a decade of experience, Will counsels clients with respect to the acquisition and disposition of raw land and improved projects of all types, the debt and equity financing for both existing projects and anticipated development, and the leasing and management of completed projects. His practice focuses heavily on multifamily and retail developments, representing clients ranging from institutions to entrepreneurial start-ups.

Will has particular expertise representing clients in the process of developing new real estate assets. Beginning with site selection and a letter of intent and concluding with the lease-up and sale of the project after final completion, Will deals heavily with all aspects of such "ground-up" development.

Ancillary to his primary practice, Will also handles a wide range of agreements with general contractors, design professionals and management companies, in support of clients' anticipated development projects.

## Achievements

*Thomson Reuters* – Texas Rising Stars (2010, 2017-2019)

## Memberships

Clay Jones Legacy Foundation (Founding Member and Vice President)

Dallas Association of Young Lawyers

Dallas Bar Association, Real Property Law Section

State Bar of Texas, Real Estate Section

The Real Estate Council (Associate Leadership Council; Impact Project Committee)

University of North Texas Real Estate Alumni Association (Advisory Board)

## Experience

### Multifamily Acquisition + Financing

Represented one of the largest and most active multifamily developers in the nation with respect to the acquisition of approximately 25 acres in Dallas County, Texas, and with respect to the subsequent development, construction and lease-up of a 2-Phase multifamily project on such land, comprised of over 800 units in the aggregate. Project involved analysis and resolution of competing mineral interests and drilling rights, new replatting and subdivision of bulk land, the management and mitigation of surrounding flood plain, the extension of public right-of-way and supportive utilities, completion and coordination of common area elements with adjacent operators, the use of debt and equity financing from multiple capital providers, reciprocal easements and post-closing escrow agreements, and property management arrangements.

### Multifamily Acquisition + Financing

Represented several multifamily entrepreneurs and start-ups in the acquisition, development, financing, operation and sale of Class A, B and C projects in Dallas, Fort Worth, Austin, Houston and San Antonio, Texas.

### Multifamily Acquisition + Financing

Represented one of the largest Texas apartment developers in the acquisition, development, financing and operation of numerous Class A multifamily projects in the Dallas-Fort Worth, Austin and Houston, Texas markets.

## Retail Acquisition + Leasing

Represented a publicly-traded health care company in its roll-out of facilities throughout Texas, Louisiana and Colorado, including the acquisition and ground lease of the land and the subsequent development of the facilities on such land.

## Retail Acquisition + Financing

Represented several large local retail investors and developers in the acquisition, development and financing of shopping centers and retail facilities, including the development and lease-up of new stores for national-credit retail operators.

## Retail Acquisition + Development

Represented a number of entrepreneurial start-ups in the structure of their ventures, the initial business planning associated with same, and the acquisition and development of locations for national and regional retail operators.

## Newsroom

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**Press Release:** 14 Munsch Hardt Attorneys Named on the Super Lawyers 2019 Rising Stars List

**Press Release:** Twelve Munsch Hardt Attorneys Named to 2018 Texas Rising Stars List

**Press Release:** Nine Munsch Hardt Attorneys Recognized as 2017 Rising Stars by Thomson Reuters

**Press Release:** Munsch Hardt Names Two New Shareholders in Dallas

**Press Release:** Five Munsch Hardt Attorneys Named Texas Rising Stars 2010