

# Opportunity Zones

## Overview

Munsch Hardt's Opportunity Zone Team helps developers, investors, fund managers and Qualified Opportunity Zone Businesses realize the full benefits of the Opportunity Zone Program. As outlined in the 2017 federal tax overhaul, investors can postpone, decrease and all together eliminate capital gains taxes by making long-term, qualified investments in designated, low-income neighborhoods. Our attorneys have studied this program since its inception, and we have played an instrumental role in structuring and closing many of the first Opportunity Zone projects in Texas and across the country.

As one the largest real estate teams in the Southwest, our Opportunity Zone attorneys leverage their combined knowledge of real estate, finance, tax and corporate law to help clients determine the right approach and application for their future investment.

A few of our specific service offerings include:

- Forming Qualified Opportunity Funds and Qualified Opportunity Zone Businesses
- Analyzing Opportunity Zone investment opportunities
- Assisting clients with both debt and equity financing, including the establishment of public-private partnerships
- Representing clients in the acquisition, development, operation and sale of properties in Opportunity Zones, including all related real estate and construction matters
- Advising on clients' investments in businesses and partnerships in Opportunity Zones or the divestiture of those interests
- Providing tax planning and advice on matters related to these investments

Our team frequently uses the Opportunity Zone Program in tandem with other local, state and federal incentives for investments in distressed communities. These incentives include programs such as the Historic Tax Credit (HTC), Low-Income Housing Tax Credit (LIHTC) and New Markets Tax Credit (NMTC) programs with which our attorneys have extensive experience.

Finally, as this is a relatively new and evolving program, our attorneys continue to closely monitor Opportunity Zone rules and regulations on behalf of our clients. For more information, please [click here](#) for the Treasury Department's resources webpage, and [click here](#) for an interactive map of the designated Opportunity Zones in each state.

## Experience

### Historic Building Rehabilitation

Representing a family office in the rehabilitation of the Continental Gin building (Dallas, Texas).

## Business Campus Redevelopment

Representing a real estate investment company in the redevelopment of a prominent, downtown business campus (Dallas, Texas).

## Operating Business Investment

Representing a start-up business in connection with its initial funding and compliance with Qualified Opportunity Zone Business requirements (Austin, Texas).

## Hotel Rehabilitation & Development

Representing nationwide hotel developer and operator in the development and historic rehabilitation of a historic hotel (New Orleans, Louisiana).

## Historic Theater Rehabilitation

Representing theater operator in the rehabilitation of Isis Theater (Fort Worth, Texas).

## Industrial Development

Representing real estate investment company in an industrial real estate development project near Austin-Bergstrom International Airport (Austin, Texas).

## Hotel Rehabilitation & Development

Representing nationwide hotel developer and operator in the historic rehabilitation and development of a dual-branded hotel (Cincinnati, Ohio).

## Quality Opportunity Zone Business

Representing a start-up Qualified Opportunity Zone Business (Austin, Texas).

## Related People

Michael Navarro

## Related Practices

Real Estate  
Acquisition & Disposition  
Condemnation & Eminent Domain  
Condominiums  
Industrial Projects  
Leasing & Management  
Multifamily  
Public-Private Partnerships  
Real Estate Finance  
REITs  
Retail Centers  
Senior Housing  
Zoning & Land Use

## Related Industries

Financial Services  
Construction  
Hospitality  
Retail