

Real Estate

Overview

Munsch Hardt proudly houses one of the strongest real estate practices in the Southwest, comprised of more than 40 real estate attorneys who truly do it all. Our Real Estate attorneys focus their practices exclusively on commercial property transactions, including acquisitions, dispositions, developments, financings, construction, leasing, zoning and workouts. Additionally, the breadth of our practice enables us to cross boundaries from office, retail and industrial to hospitality, multifamily, senior living and student housing projects.

While many of our clients' transactions are Texas-based, companies and investors throughout the United States, Mexico, South America and the Caribbean entrust Munsch Hardt with their largest and most complex real estate endeavors. These clients include developers, investors, lenders, tenants, national real estate companies, pension funds and pension fund advisors, private equity funds, property management companies, REITs and more.

Munsch Hardt is also known for its deep involvement and leadership with the Real Estate community. This not only allows our attorneys to be at the forefront of industry trends and challenges, but it also allows us to facilitate introductions for our clients. By making connections for our clients, we strive to bridge the gap between an interesting concept and bringing a real estate venture to life.

Why We're Different

Our team is known for being more responsive, more business-savvy and more agile than a typical law firm. When necessary, our clients benefit from the in-depth experience of our entire firm, such as attorneys in our corporate, environmental, construction, litigation, restructuring, and tax practices. Most importantly, we have a deep understanding of the real estate business, and that knowledge, coupled with our vast internal resources, allows us to look at businesses from every angle and offer advice and counsel based on each client's unique real estate needs.

Our team also understands that clients turn to us to complete projects as efficiently and effectively as possible, which is why we place as much emphasis on being timely in our deliverables as we do in providing sound real estate and legal advice. By partnering with Munsch Hardt, our clients also benefit from a reasonable price structure. While we are one of the strongest practices in the region, we deliver services at a price point national firms simply cannot match.

Finally, our team has consistently been recognized for its dedication to our clients and the projects on which we work. Recent awards and distinctions include *Chambers USA – Texas* (2009-2024), *Best Lawyers*® “Best Law Firms” (2010-2025), *Dallas Business Journal* “Best Real Estate Deals”, as well as a number of recognitions at the individual attorney level.

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.

Hotel Development

Represented the developer in a \$600 MM mixed-use luxury branded hotel, retail and multifamily development on a 4.6 acre tract in a historic part of Los Angeles, California, which ultimately served as a catalyst for redevelopment of this area. We also represented the developer in the development of additional luxury branded hotels in Dallas, Texas; San Diego, California; New Orleans, Louisiana; San Francisco, California; and Atlanta, Georgia.

CPACE Transaction

Munsch Hardt closed a \$23.9 MM commercial Property Assessed Clean Energy (PACE) finance transaction on behalf of Alterra International in connection with the Butler Brothers Building redevelopment, a \$120 MM historic rehabilitation project located in downtown Dallas. The loan is the largest commercial PACE transaction in Texas and believed to be the second largest in the country.

Hotels Disposition

Represented a hospitality REIT in the sales of approximately thirty 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.

Industrial Leasing

Represents a New York-based real estate investment fund in the negotiation of leases and related matters for approximately 35 million square feet of industrial properties owned by the investment fund's entities throughout Texas and other states.

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.

Practice Leaders



William Themer

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Related People

Logan Adcock
Mel Bates
Julia Beckman
Will Bell
Sarah Biemer
Mark Biskamp
Josh Botts
Theo Bruton
Joseph Caldwell
Glenn Callison
William Cavanaugh
Greggory Cleveland
E. David Coligado
Luke Davis
Lindsey Duff
Jacklyn Dyer
Ian Fairchild
Zachary Ford
Michael Franklin
Bryan Greer
Kathleen "Kitty" Henry
Andrea Herrera
Angela Hunt
Brandon Ihle
Christopher Jordan
Richard Kopf
Mark Kopidlansky
Michael Krywucki
Jana Lambro
Andrew McDonald
Madeline Mitchell
Ryan Mitchell
Delaney Naumann
Michael Navarro
Grayson Padgett

Andrew Palmer
Trey Proffitt
Connor Rose
Caroline Rumbolo
Zachary Schneider
Aryn Self
Elizabeth Sherwood
Bradford Smith
Macy Smith
Hunter Taylor
William Themer
Frances Tubb
Melissa Tucker
Glenn Valentine
Adrienne Wall
Nate Wilkins
James Wilson

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
Opportunity Zones
Office

Related Industries

Construction
Hospitality
Retail

Achievements

Best Lawyers® “Best Law Firms” – Real Estate Law, Metropolitan Tier Ranking (2010-2026)

Best Lawyers® “Best Law Firms” – Litigation – Real Estate, Metropolitan Tier Ranking (2020-2026)

Chambers USA – Texas (2009-2025)

Dallas Business Journal – 2021 Best Real Estate Deals of the Year

D CEO – 2021 Commercial Real Estate Awards (Best Redevelopment Award and Best New Industrial Project Award); 2025 Commercial Real Estate Awards (Commercial Property Sale of the Year Award and New Headquarters of the Year Award)

Newsroom

Press Release: Munsch Hardt Announces Opening of a Fort Worth Office

Press Release: Munsch Hardt Announces 2026 Attorney Promotions

Press Release: Monte Hurst Joins Munsch Hardt's Labor & Employment Practice

In The News: Angela Hunt Re-Appointed to Represent the City of Dallas on the DFW Airport Board

In The News: Frances Tubb Selected to The Real Estate Council's ALC Class of 2026

In The News: Glenn Callison to be Appointed to Serve Collin College Board of Trustees Place 1

Article: How Developers Can Harness New Texas Zoning Framework

In The News: Rick Kopf Details Extra-Ordinary Adventures in New Book

Press Release: Munsch Hardt CEO David Coligado Named to D CEO's 2026 "Dallas 500" for Second Consecutive Year

Press Release: Best Lawyers® Ranks 29 Munsch Hardt Practices in 2026 "Best Law Firms" Listing

Press Release: Munsch Hardt Welcomes 2025 First-Year Associates in Austin and Dallas

Press Release: Texas Super Lawyers® Honors 18 Munsch Hardt Attorneys in 2025 Directory

Press Release: 2025 Super Lawyers® Texas Rising Stars List Highlights 18 Munsch Hardt Attorneys

Speech: CoreNet Global Advanced Lease Analysis

Speech: Leading the Lone Star State: Texas Women in Public Service

In The News: Munsch Hardt's Summer Surge: New Faces, New Practices

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

Press Release: Thirty-Seven (37) Munsch Hardt Attorneys Recognized in 2026 Best Lawyers "Ones to Watch" Directory

In The News: Munsch Hardt Taps New Construction Co-Leaders

In The News: Midsize Demand for Talent Remains Even as AI Adoption Grows

In The News: Munsch Hardt Adds Mediation Practice Led by Former CEO Phil Appenzeller

In The News: Munsch Hardt Starts Mediation Practice with Ex-CEO at Helm

Press Release: Munsch Hardt Launches Mediation Practice Led by Former CEO and Experienced Trial Attorney Phil Appenzeller

Press Release: Best Lawyers in America® Names Twenty Female Attorneys to 2025 "Women in the Law" Directory

In The News: Munsch Hardt Launches Sports + Entertainment Practice

In The News: Munsch Hardt Expands With 4 Attorneys In Texas

Press Release: Munsch Hardt Formalizes Sports + Entertainment Practice with Addition of Shareholder Sunil Jamal

Press Release: Litigation Shareholder Sarah Rogers Joins Munsch Hardt

Article: What Are the Major Lease Considerations for Texas Office Users in Buildings Facing Conversion?

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

Article: Multifamily Developers Tap Finance Corps for Housing

In The News: D Magazine's 2025 "Best Lawyers in Dallas" Features Nine Munsch Hardt Attorneys

Press Release: Best Lawyers® Ranks Munsch Hardt in 2025 "Best Law Firms" in America Listing

Speech: Governing Above Board & All In

In The News: Not Dying After All: Tips For Maneuvering Mall Overhauls

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

Press Release: JPI to Break Ground on Fort Worth Rental Project

Press Release: Best Lawyers® Names Munsch Hardt to 2024 "Best Law Firms" in America List

Speech: What, Like It's Hard? Approaching Law School with Elle-Woods-Style Confidence

Press Release: Texas Lawyer's Best of 2023: Real Estate Law Firms List – Dallas Recognizes Munsch Hardt's Strong Practice

Speech: Developer / Owners / Investors

Speech: Capitol Insights Legislative Update

In The News: Munsch Hardt Shareholder Michael Franklin Relocates From Dallas to Austin, Expanding Local Commercial Real Estate Practice

Press Release: Munsch Hardt Shareholder Michael Franklin Relocates From Dallas to Austin, Expanding Local Commercial Real Estate Practice

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

Press Release: Munsch Hardt Real Estate Team Assists with Acquisition of a 45 Hotel Property Portfolio

Press Release: Munsch Hardt Attorneys Named to D Magazine's Best Lawyers Under 40 List

Press Release: Munsch Hardt Ranks Among Nation's Top Firms in 2023 "Best Law Firms" List by U.S. News - Best Lawyers®

Press Release: Munsch Hardt Announces 2022 First Year Associate Class

Article: Update on Texas' Form 1295 Requirements

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

Press Release: Munsch Hardt Named to 2022 "Best Law Firms" List by U.S. News – Best Lawyers®

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

Speech: Distressed but Unbroken: Flexible Rental Management and Hosting Companies in Transition

Press Release: Munsch Hardt Ranks Among Nation's Top Firms in 2021 "Best Law Firms" List by U.S. News - Best Lawyers®

In The News: The Time To Reinvent The Commercial Real Estate Spaces Of The Future Is Now

Newsletter: COVID-19: Zoning and Permitting Updates for North Texas, Austin, Houston + San Antonio

Speech: Flexible Rentals in Multifamily - What Comes Next?

Press Release: Munsch Hardt Announces 2020 Shareholder Promotions

In The News: Texas Is Ready To Reopen For Business, But Tenants May Not Be

In The News: Navigating Multifamily Short-Term Rentals in a Post-COVID World, Part IV: A Call for Industry Standards

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

Speech: COVID Conversations Video Series

Newsletter: COVID-19: Paycheck Protection Program Checklist

Newsletter: COVID-19: Tenant Bankruptcy Issues Facing Landlords in Today's Economic Climate

Newsletter: COVID-19: A Commercial Landlord's Guide to Surviving a Pandemic

Article: Texas Landlords and Tenants: Get Prepared to be Reasonable

Newsletter: COVID-19: Commercial Tenants - Issues To Consider Before Withholding Rent

Newsletter: COVID-19: Interagency Statement

In The News: Winners Revealed: D CEO's 2020 Commercial Real Estate Awards

In The News: Today's CRE Tenants Want Lots Of Parking, But The Future Belongs To The Carless

In The News: Michael Krywucki: Helping Others Find Solutions Drives Real Estate Attorney's Career

Press Release: Munsch Hardt Ranks Among Nation's Top Firms in 2020 "Best Law Firms" List by U.S. News - Best Lawyers®

Speech: I'm Here to Party - Risk and Reputation Management of Transient Guests

Press Release: Munsch Hardt Expands Zoning & Land Use Practice

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

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

Press Release: Munsch Hardt Ranks Among Nation's Top Firms in 2019 Best Law Firms List

Press Release: Munsch Hardt Expands Real Estate and Litigation Practices with New Hires

Press Release: Munsch Hardt Expands Houston Office Due to Continued Growth

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

In The News: Uptown's Latest Apartment Pitch Receives Mixed Reaction From Neighbors

In The News: Munsch Hardt's Aryn Self Closes Deal for JPI Multifamily Partners

In The News: T.C. Broadnax Reflects on Nine Months as Dallas City Manager

Press Release: Munsch Hardt Grows Litigation and Real Estate Practices with Addition of Three Attorneys

Press Release: Munsch Hardt's Construction Practice Experiences Significant Growth

In The News: How Angela Hunt Changed Dallas' Mind About Its Divisive Riverside Toll Road

In The News: The Trinity River Toll Road is Dead, and Dallas has Angela Hunt to Thank for it

Press Release: Munsch Hardt Closes Largest Commercial PACE Transaction in Texas

In The News: How One Firm Helped Navigate A Dozen Texas Hotel Deal Changes

In The News: Munsch Hardt Hires Ex-Dallas City Council Member for Land Use Practice

In The News: Former Dallas City Councilwoman Jumps to Munsch Hardt

Article: Assignment Issues in Construction Contracts

Article: Be Wary of Over-Reliance on AIA Form Contracts

In The News: Texas Rule Tweaks Could Help Grow Crowdfunding Market

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

Press Release: Two Munsch Hardt Client Projects Win Dallas Business Journal's Best Real Estate Deals

Press Release: Munsch Hardt Promotes Dallas Real Estate Attorney to Shareholder

In The News: Exclusive: Up a billion, Legacy West development value reaches \$3.2 B

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

In The News: Here's What You Should Know About Open Carry Before Jan. 1

Speech: Historical Tax Credits: How They Work

Speech: Legal Issues in the Texas Hospitality Industry

Press Release: Munsch Hardt Congratulates Its Associate on Passing the Texas Bar

Press Release: Munsch Hardt Earns Top-Tier Rankings in 2016 Best Law Firms List

Article: The Intrastate Crowdfunding Exemption

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

In The News: How Landlords, Employers Should Prepare for Open Carry of Handguns in Texas

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

Press Release: Munsch Hardt Shareholders Biskamp, Koks and Wahrlich Recognized as Houston's Top Lawyers

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

Press Release: 6 Munsch Hardt Attorneys Recognized as 2015 Best Lawyers in Dallas by D Magazine

In The News: 2 old downtown towers transforming into 3 hotels -- all on one Dallas block

Press Release: Munsch Hardt Earns 2015 Top-Rankings from U.S. News-Best Lawyers® Best Law Firms

Press Release: Munsch Hardt Expands Real Estate, Litigation and Corporate Practices

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 Attorneys Recognized as Houston's Top Lawyers 2014

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

Press Release: Munsch Hardt Announces Three Promotions

Press Release: Munsch Hardt Attorney M'Lou Patton Bell Recognized

Press Release: Munsch Hardt Attorneys Recognized as 2014 Rising Stars by Super Lawyers

In The News: Dallas Law Firm Moves Into New Houston Digs

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

Press Release: Munsch Hardt Candidates Pass the State Bar of Texas and Join Associate Ranks

Press Release: Munsch Hardt Ranks Among U.S. News – Best Lawyers 2014 “Best Law Firms”

Press Release: Munsch Hardt Attorneys Selected As 2013 Super Lawyers

Press Release: Best Lawyers 2014 Recognizes Munsch Hardt Attorneys

Press Release: Munsch Hardt Attorneys Named Top Lawyers in 2013 By H Texas Magazine

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

In The News: Trotter Featured in Texas Jury Verdict Review & Analysis

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

Press Release: Thomson Reuters Names Munsch Hardt Attorneys 2013 Rising Stars

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

Press Release: U.S. News - Best Lawyers Best Law Firms Features Munsch Hardt

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

In The News: FightNight raises more than \$1 MM for Dallas nonprofits

Article: Acquiring Medical Real Estate

Press Release: Munsch Hardt Names Two New Shareholders in Dallas

Article: Negotiating Real Estate Purchase Agreements

Press Release: Munsch Hardt Ranks High in US News & World Report/Best Lawyers 2011-2012 Best Law Firms Survey

Press Release: Munsch Hardt Recognized in Chambers USA 2011

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

Article: REAL ESTATE NOTE SALES

Article: SALES OF REO PROPERTY

Press Release: Munsch Hardt Attorney Bell Named Among the Austin Business Journal's Profiles in Power

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

Article: SELLING A MULTI-STATE REAL ESTATE PORTFOLIO

Article: Medical Office Space: A Legal Perspective

Article: Naming-Rights Deal Must Strike Balance For Sponsor, Property

Press Release: Munsch Hardt Grows Houston Real Estate Group With Addition of Shareholder

Newsletter: Hospitality & Mixed-Use Leader - When the Owner Checks Out: Hotel Manager Issues in Bankruptcy

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

Article: Commercial Real Estate Contracts Keep Buyers, Sellers On Same Page

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