

# 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. We invite you to learn more about how each of our practices service clients in the Real Estate industry by visiting our Real Estate Industry page.

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* (2009-2023), *U.S. News – Best Lawyers®* "Best Law Firms", published by *Woodward/White, Inc.* (2010-2022), *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



### E. David Coligado

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## Related People

Melanie Bates  
Julia Beckman  
Will Bell  
Sarah Biemer  
Mark Biskamp  
Josh Botts  
Theo Bruton  
Joseph Caldwell  
Glenn Callison  
George Casanova  
William Cavanaugh  
Greggory Cleveland  
E. David Coligado  
Spencer Diebel  
Lindsey Duff  
Jacklyn Dyer  
Ian Fairchild  
Michael Franklin  
Kathleen "Kitty" Henry  
Angela Hunt  
Brandon Ihle  
Katherine Jones  
Christopher Jordan  
Richard Kopf  
Michael Krywucki  
Jana Lambro  
Sydney McCaulley  
Andrew McDonald  
Ryan Mitchell  
Andrew Palmer  
Trey Proffitt  
Selika Ramirez  
Zachary Schneider  
Aryn Self  
Macy Smith

Scott Smith  
William Themer  
Alexandra Treadgold  
Frances Tubb  
Melissa Tucker  
Glenn Valentine  
Adrienne Wall  
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  
Real Estate  
Retail

## Achievements

*Best Lawyers*® “Best Law Firms”, published by *Woodward/White, Inc.* – Real Estate Law, Metropolitan Tier Ranking (2010-2023)

*Best Lawyers*® “Best Law Firms”, published by *Woodward/White, Inc.* – Litigation – Real Estate, Metropolitan Tier Ranking (2020-2023)

*Chambers USA – Texas* (2009-2023)

*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)

## Newsroom

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**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?

**Speech:** The Business Interruption Insurance Maze In the Wake Of Coronavirus

**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

**Newsletter:** COVID-19: The Impact on Leases

**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:** Thirteen 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:** Seventeen 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:** Seventeen 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