

## Real Estate

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The Real Estate section at KRCL has one of the largest, most well-known and widely respected commercial real estate practices in Texas with a substantial team of attorneys in Dallas, and Houston, Texas who represent owners, developers, investors and lenders in sophisticated and innovative real estate transactions including acquisitions and dispositions, development and construction, leasing, lending and finance, partnerships, joint ventures and funds, land use and entitlements, environmental, insurance and ancillary services. The team of commercial real estate attorneys at the firm has handled some of the most significant deals in the market, and are recognized regularly by the Dallas Business Journal for their role in the most notable real estate transactions each year. Members of the Commercial Real Estate Section have been rated by Chambers and Partners USA in recognition of the strength and excellence of the KRCL real estate practice. Nearly a quarter of the firm's attorneys work in the Real Estate section, supporting clients in a wide array of deals, transactions and matters.

### **BRINGING VALUE TO CLIENTS**

KRCL's real estate team combines legal experience with business acumen to serve the needs of our clients. We focus on creative solutions that protect and advance the interests, needs and goals of our clients, without losing sight of the fact that making the deal is the ultimate objective. Our clients include:

- Real estate developers
- Property owners
- Lenders, including banks, life insurance companies and financial services corporations
- National credit tenants, retailers, restaurants and hospitality companies
- Real Estate Investment Trusts (REITs)
- Asset managers
- Servicers and special servicers
- Pension fund advisors
- Investors and Equity Sources
- Hedge funds
- Private equity real estate funds
- Municipalities and other public entities

### **PROJECTS**

KRCL Real Estate attorneys are involved in all phases of the real estate development, ownership, leasing and sale process, including purchase options and rights of first refusal; land acquisitions and assemblages; rezonings; development/redevelopment; out-parcel sales; construction; protective covenants; reciprocal easement agreements; leasing (ground leases, build-to-suit leases, space leases, subleases, sale/leaseback agreements and synthetic leases); federal, state and local economic incentives; construction and permanent financing; joint ventures; and sales. Over the course of a project, we often work closely with other practice groups to provide our clients the most experienced advice for the broad range of legal issues they face. Examples of KRCL Real Estate section projects include:

- Shopping Center Development, Leasing and Sale
- Office & Industrial Development, Leasing and Sale
- Retailer Self-Development
- New Construction
- Stadiums & Arenas

- Restaurants & Retailer Roll Out Programs
- Hotels & Vacation Resorts
- Civic & Convention Centers
- Nursing Care Facilities
- Condominiums

## **SERVICES**

- Asset Acquisition & Disposition
- Landlord/Tenant Leasing Matters
- Securitized Debt Transactions
- Construction & Permanent Financing
- Public/Private Development Partnerships
- Development Incentives