



# BELLNUNNALLY

## Kassandra “Kassie” G. McLaughlin

**Partner**

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**KASSIE HELPS COMMERCIAL REAL ESTATE CLIENTS IDENTIFY AND EXECUTE ON THE MOST ADVANTAGEOUS PATH FORWARD, NAVIGATING PROJECTS AND DEALS QUICKLY AND EFFECTIVELY THROUGH COMPLEX HURDLES AND OTHER CONCERNS. CLIENTS VALUE KASSIE FOR HER DEEP KNOWLEDGE OF THE REAL ESTATE LANDSCAPE AND THE EXPERIENCE SHE BRINGS HANDLING COMPLEX DEALS THROUGHOUT TEXAS AND BROADER MARKETS.**

Kassie has been practicing broad-based commercial real estate, including acquisitions and dispositions, leasing, debt structuring, asset management, and development for more than two decades.

In addition to privately held companies and family trusts, Kassie represents several publicly traded real estate investment trusts (REITs) whose assets cover traditional office buildings, storage facilities, and medical office buildings (MOBs).

Kassie represents both large and small business clients in their general counsel needs, including entity formation and structuring, acquisitions, dispositions, mergers, construction and land-use issues, financing, litigation oversight and other matters. In addition, she acts as local counsel for out of state attorneys' representing their clients in Texas transactions.

## Representative Experience

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- Represented developer clients in the negotiation of terms of entitlement, easements and development agreements with municipalities and other governmental entities in connection with new development, including multifamily projects, such as townhomes and apartments, as well as mini-storage facilities.
- Negotiated solar leases and options for solar power plant developers in West Texas.
- Handled the negotiation of a long-term land lease for a biogas production facility on a municipal garbage dump.

- Represented a desalinization plant company in negotiation of a long-term lease on an active power plant site, including negotiation of adjudicated water rights.
- Negotiated multiple wind farm leases, interconnection agreements and third-party easements for large scale wind farms in West Texas.
- Obtained surface rights waiver agreements in connection with an oil and gas mineral rights owners' interest in surface estates affecting solar arrays, railroad yards and commercial developments.
- Represented a commercial real estate client in the disposition of a tenanted office building, including obtaining tenant estoppels, defeasance of original collateral under encumbering loan documents necessitated by sale, and condemnation proceedings during the sale's due diligence and closing periods.
- Assisted developer in subdivision replatting project, including preparation of restrictive covenants and sale of building sites in a Houston industrial park.
- Ongoing representation of lenders on loans to site developers, including acquisition, construction and mini-perm financing.
- Represented a regional bank in lending take-out loans to a Texas borrower for rehab, tenant improvements and leasing commissions for multiple properties throughout Texas, which loans were complicated by title and survey issues and the incapacitation of the borrower's principal and guarantor shortly before closing.
- Negotiated a partnership agreement for a newly formed Texas limited partnership for the acquisition of the assets of a design and construction company in Austin, Texas, as well as the purchase of those assets from the company's family founders and obtaining loan financing for the client's equity contribution to the limited partnership.
- Represented a water service provider for oil and gas companies in the acquisition and due diligence of new sites, formation of new entities to hold the sites, and management agreements to maintain and operate the sites.

## Noteworthy

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- Selected for inclusion in *Texas Super Lawyers*®, Thomson Reuters, 2024
- Featured in *Best Lawyers*®' *Texas' Best Lawyers*, 2020
- Selected by attorney peers for inclusion in *The Best Lawyers in America*®, 2019–2025
- Named one of the "Best Lawyers in Dallas" by *D Magazine*, 2016–2019, 2023–2024

- Commercial Real Estate Women (CREW), Future Vision Award, 2011
- Selected by attorney peers as a Texas Rising Star®, *Texas Monthly*, 2011

## Activities and Memberships

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- Commercial Real Estate Women (CREW) Dallas
  - CREW in the Community, Trustee, 2016; President, 2021–2022
  - President, 2020–2021
  - President Elect, 2019–2020
  - Board of Directors, 2014–2017
  - Sponsorship Committee, Co-Chair, 2013–2014
- Commercial Real Estate Women (CREW) Austin
  - Founder
- Leadership Council on Legal Diversity
  - Fellow, 2014
- Dallas Urban Forestry Advisory Committee
  - Advisory Board, appointed by Mayor, 2005–present
- Leadership Dallas
  - Class of 2010–2011
- Alcuin School (f/k/a St. Alcuin Montessori School)
  - Member of Board of Trustees, 2008–2014
  - Secretary, Executive Committee, 2012–2014
  - Building and Grounds Committee, 2005–2008
  - Audit Committee, Chair, 2008–2009
- The Twelve Hills Nature Center
  - Advisory Board Member, 2005–2006

- American Bar Association
  - Member
- Dallas Bar Association
  - Member
- Texas Bar Foundation
  - Fellow
- State Bar of Texas
  - Member

## Publications

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- "Commercial Lease Workouts During Covid-19 Pandemic," Bell Nunnally Client Alert, co-author; April 23, 2020.

## Presentations

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- "Embracing Equity and Leading in a VUCA (volatile, uncertain, complex and ambiguous) World," Infosys, panelist; March 8, 2023.
- "The Path Forward for Dallas," CREW Dallas, moderator; July 15, 2020.
- "iPride LGBTQ+ Spotlight Panel with Industry Leaders," Infosys, June 26, 2020.

## Credentials

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### Education

- JD, The University of Texas School of Law
- MS, The University of Michigan
- BA, The University of Texas at Austin

### Admissions

- Texas