



→ Andrew W. Bengtson

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Andrew (Andy) Bengtson is a partner in the Real Estate, Energy, Land Use and Environmental Practice Group in the firm's Dallas office.

Areas of Practice

Andy's practice combines nearly two decades of legal experience in the commercial real estate sector with a particular emphasis on joint venture formation, real estate finance, real estate fund sponsor formation and acquisitions/dispositions across several asset classes, including multifamily housing, single family rental, mixed-use projects, industrial projects, outdoor storage facilities, office buildings, hotels, shopping centers and power centers throughout the United States. He has significant experience with various equity investments and structures, including single asset ventures, programmatic ventures, platform companies as well as preferred equity investments.

Honors

The Best Lawyers in America for Real Estate Law, 2018-2022

Recommended Lawyer - Real Estate: Zoning/Land Use, *Legal 500 US*, 2024

Experience

Joint Venture and Equity Formation

- Represented a **national multifamily real estate developer** in connection with the creation of a separate managed account for multifamily and single family rental development projects.
- Represented a **national multifamily real estate developer** in connection with numerous equity transactions with several different equity partners for development projects across the United States.
- Represented a **national multifamily real estate developer** in connection with a recapitalization of the company as well as redemptions of certain ownership interests.
- Represented a **national multifamily real estate developer** in connection with several equity transactions with multiple equity partners across the United States.
- Represented a **private equity investor** in a programmatic joint venture for industrial projects.
- Represented a **private equity investor** in a joint venture to recapitalize the pre-development of a mixed-use project in California.

- Represented a **private equity investor** in a programmatic arrangement to provide co-GP capital for future investments in multiple asset classes.
- Represented a **private equity investor** in connection with several joint venture transactions, including two for various office buildings in New England, one for multiple properties in North Carolina, one for an industrial project in Florida, one for an industrial building in Colorado, one for a programmatic venture for office buildings, one for the acquisition of an office building complex in Illinois, and one for the acquisition and redevelopment of an office/R&D building in California.
- Represented a **private equity investor** in connection with the acquisition, financing and joint venture for an office building complex in Arizona.
- Represented an **investor/operator** in connection with the acquisition, financing and development of a shopping center in Georgia.
- Represented a **sponsor** in connection with joint ventures for the acquisition and redevelopment of shopping malls in Michigan and New Mexico.
- Represented a **sponsor** in connection with multiple joint ventures for the acquisition of three separate shopping center portfolios across the United States.
- Represented a **private equity investor** in connection with a development joint venture for a multifamily project in New Jersey.
- Represented a **private equity investor** in connection with the recapitalization of a regional multifamily developer.
- Represented a **private equity investor** in connection with the joint venture and related in the acquisition, financing and development of a resort hotel and casino in Nevada.
- Represented a **private equity investor** in the acquisition, financing and development of a Class A office building in Texas.
- Represented a **private equity investor** in connection with several development joint ventures for a condominium project, a multifamily development project, an office building and a mixed-use project in three states.

Acquisitions & Dispositions

- Represented a **private equity investor** in connection with several dispositions of hotels in multiple states across the United States.
- Represented a **private equity investor** in connection with several dispositions of office buildings and office parks in multiple states across the United States.
- Represented a **private equity investor** in connection with the acquisition of multifamily development projects in Georgia, Florida and Missouri.
- Represented a **national shopping mall owner and operator** in connection with the acquisition of a shopping mall with approximately 425,000 square feet of rentable space near Sacramento, California.
- Represented a **public-REIT** in connection with the acquisition of a shopping mall with approximately 850,000 square feet of rentable space in Charlotte, North Carolina.
- Represented a **public-REIT** in connection with the acquisition of Whole Foods at Bay Place, a 57,000 square foot center in Oakland.

- Represented a **private equity real estate investor** in connection with the acquisition of an office building with approximately 190,000 square feet of rentable space in Jacksonville, Florida.
- Represented a **private equity real estate investor** in connection with the acquisition of an office building complex with approximately 225,000 square feet of rentable space in Dallas, Texas.
- Represented a **private equity real estate investor** in connection with the acquisition of two 4-story office buildings with approximately 240,000 rentable square feet of office space in Phoenix, Arizona.
- Represented a **private equity real estate investor** in connection with the acquisition of a 30-story, Class A office building in Raleigh, North Carolina.

Memberships

Member, State Bar of Texas

Member (Inactive), State Bar of Ohio

Member, Dallas Bar Association

Practices

Real Estate, Energy, Land Use & Environmental

Industries

Multifamily Housing

Construction

Energy, Infrastructure and Project Finance

Hospitality

Education

J.D., University of Michigan, 2004, *cum laude*, Associate Editor, Michigan Journal of International Law; Merit Award in Real Estate Finance Law; Merit Award in Financial Institutions

M.B.A., University of Michigan, 2004, with high distinction

B.A. in Economics, University of Kansas, 1999, with distinction and departmental honors

B.S. in Business Administration, University of Kansas, 1999, with distinction, Phi Beta Kappa

Admissions

Texas

Ohio (Inactive)