

Real Estate

BHGR's highly experienced Real Estate Group offers our clients the full spectrum of real estate and development services.

BHGR's Real Estate Group represents businesses, individuals, investors, property owners, builders, and developers in a wide array of commercial, residential, agricultural, rural, and ranch land transactions. We also assist our clients with leasing, financing, land use and zoning, common interest communities, easements, conservation, mineral rights, oil and gas, and water rights. When necessary, our trial attorneys represent our clients in mediation, arbitration, and litigation in state and federal courts. We are a full-service Real Estate Group with a state-wide reputation for our ability to manage the most complex, multi-faceted real estate matters efficiently and effectively.

Focus Areas

COMMERCIAL TRANSACTIONS

We represent our commercial clients in all aspects of commercial real estate transactions, including ground leases, acquisitions and sales, development, and 1031 exchanges. In addition to drafting and reviewing transactional documents, our attorneys and staff also conduct title and survey analysis and guide clients through the due diligence, closing, and recording processes.

COMMERCIAL LEASING

Our attorneys have extensive experience with commercial leasing, negotiating, drafting, and reviewing commercial lease agreements.

COMMERCIAL PORTFOLIO MANAGEMENT

We help our commercial clients manage their real estate portfolios, handling portfolio sales, purchases, restructurings, refinances, and management and leasing agreements. We work closely with owners, lenders, title companies, brokers, and property management teams to ensure detailed and timely solutions.

RESIDENTIAL TRANSACTIONS & LEASING

Our attorneys assist individuals in a wide variety of residential real estate transactions, including high-end residential matters, and leasing. We assist our clients with sale-by-owner and equity purchase and sale transactions. Our attorneys provide our clients with title and survey analysis and guide them through the due diligence, closing, and recording processes. We also draft and review residential leases.

RANCH LAND TRANSACTIONS

Our attorneys represent individuals and businesses in a wide array of ranch transactions. We are experienced with conservation easements, agricultural and grazing leases, livestock sale agreements, access challenges, survey and zoning issues, and water and mineral rights issues. Our attorneys work closely with the nation's most prestigious private ranch brokers and managers, to provide a boutique experience to those seeking to find a legacy ranch, add picturesque land to their portfolio of investment-class assets, or in the sale of ranch land and ranch assets.

FINANCING

Our attorneys represent borrowers and lenders in negotiating, drafting, and reviewing loan agreements and financing arrangements, including non-standard and creative financing solutions.

LAND USE, ZONING, & DEVELOPMENT

Our attorneys guide commercial and residential developers, landowners, and contractors through the complexity of land use applications, entitlements review, and compliance disputes. We are experienced in working with planners, architects, engineers, surveyors, building officials, community and economic development professionals, and boards and commissions to obtain land use approval. We consult with both public and private entities in connection with annexation, land use policies and codes, and the full range of land use issues. We also negotiate and draft construction and development agreements and assist our clients with construction easements, access easements, and road issues.

COMMON INTEREST COMMUNITIES

Our attorneys are experienced in the creation of common-interest communities for commercial and residential development projects. We assist in the preparation of condominium maps and subdivision plats, draft restrictive covenants, and organize condominium and homeowner associations.

WATER + CONSERVATION

Conservation Easements

Our attorneys advise private landowners, non-profit land trusts, conservation organizations, and local governments in all aspects of conservation easement law.

Environmental Law

Our attorneys assist commercial property owners with environmental due diligence investigations during real estate transactions, including review and evaluation of Phase I and Phase II environmental site assessments. We also represent landowners seeking to obtain or challenge special use permits and other land use approvals involving environmental issues. Our attorneys have experience advising clients on Clean Water Act, Endangered Species Act, NEPA, and other environmental regulatory matters.

Water Rights

We work closely with our talented Water Law Group to assist our clients with all aspects of acquiring water rights, including due diligence investigations, and obtaining the necessary judicial and administrative approvals required for use of those water rights to support real estate development.