



## → Kate C. Eberhardt

**Special Counsel**  
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Kate Eberhardt is special counsel in the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's Dallas office.

### Areas of Practice

Kate real estate transactional practice includes experience in real property purchase and sale, leasing, financing, development, entitlements, construction, entity formation and structuring. She represents owners, developers, investors, borrowers, and lenders on matters involving mixed-use, office, retail, hotel, multifamily and industrial developments, including renewable energy developments and data centers. Kate often serves as Texas real estate counsel for clients with multi-jurisdictional portfolios, and represents lending institutions and borrowers in real estate secured financings for construction loans. She is well versed in the documentation and negotiation of office leases, ground leases (including sale-leasebacks), co-lending and loan participations, and she also counsels clients on loan workouts and debt restructurings.

### Experience

- Represented a renewable energy developer in connection with the development and construction of a 400 MW<sub>AC</sub> battery energy storage facility in Bexar County, Texas.
- Represented a lender on various data center construction loans throughout Texas.
- Represented a national restaurant chain in multiple
- Represented a publicly traded developer in connection with multiple loans to finance the development and construction of a 200+ acre mixed-use property, including retail, office, hospitality and entertainment development.
- Represented a lender providing warehouse financing to various originators.
- Represented a political subdivision in multiple railroad acquisitions and conducted the related risk analysis.
- Drafted and negotiated documentation in connection with secured and unsecured lending transactions.
- Represented clients in the acquisition and financing of multiple multifamily portfolios.
- Represented clients in the acquisition and financing of multiple office portfolios.

## Memberships

Member, Dallas Bar Association, 2007 – Present  
Member, Texas Bar Association, 2007 – Present  
Member, Genesis Women's Alliance, 2020 – Present

## Practices

Commercial Lending and Financial Transactions  
Real Estate Finance  
Real Estate, Energy, Land Use & Environmental

## Industries

Construction  
Financial Services  
Hospitality  
Multifamily Housing

## Education

J.D., Southern Methodist University, 2007, *cum laude*  
B.A., University of Virginia, 1999

## Admissions

Texas