

Joseph H. Goddard

Associate

Joseph Goddard focuses his real estate practice on the acquisition, disposition, financing and development of a wide variety of commercial properties. He also represents both landlords and tenants in commercial lease negotiations and advises clients in the resolution of commercial landlord-tenant disputes. Joseph has handled projects involving a number of property types, ranging from industrial warehouses, shopping centers and office buildings to mixed-use properties, medical facilities and raw land.

Joseph brings substantial in-house experience to his private practice, having previously served as legal counsel for a publicly-traded REIT that owns, operates and develops a nationwide portfolio of malls and shopping centers. This unique background helps Joseph analyze complex issues from a client's perspective and anticipate potential pitfalls in a transaction.

In addition to his real estate practice, Joseph handles a variety of general transactional and governance matters, including strategic planning, contract negotiations, entity formation and structuring, and advising clients on day-to-day operational issues.

Before attending law school, Joseph spent two years in Washington as an aide to U.S. Congressman John Campbell.

Experience

Acquisitions and Dispositions

- Represented real estate developers in the acquisition, disposition and management of multifamily properties, including student housing properties throughout the United States
- Represented hospital systems and physician-owned practices in the acquisition and disposition of medical office buildings, ambulatory



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Industries
Real Estate

Practices
Real Estate
Banking & Finance

Education
J.D., Southern Methodist University
Dedman School of Law (2014)
B.A., B.S., Southern Methodist University
(2009)

Bar Admissions
Texas

surgery centers and laboratory facilities

- Represented the developers of planned mixed-use and residential communities in the acquisition and development of real property and issues relating to property owners' associations
- Represented real estate investors in the acquisition and disposition of self-storage facilities
- Represented debtor-in-bankruptcy in the disposition of industrial real estate assets in the United States and Canada
- Represented real estate investors in the acquisition and disposition of triple-net retail properties

Leasing

- Represented one of the world's largest third-party logistics providers in the negotiation of a build-to-suit lease for a 1,000,000 SF storage and distribution facility
- Represented shipping logistics provider in lease negotiations for a 200,000 SF storage and distribution facility near DFW Airport
- Represented the landlord of a luxury shopping center in The Woodlands, Texas in retail lease negotiations
- Represented the landlord of a super-regional shopping center in Corpus Christi, Texas, in retail lease negotiations
- Represented healthcare providers in medical office lease negotiations
- Represented the owner of an upscale restaurant in Houston, Texas, in lease negotiations

Financing

- Represented lenders in connection with financing of restaurant and

retail projects across Texas

- Represented hard money lenders in connection with financing of single family investment properties
- Represented real estate developer in connection with construction financing for a residential community in Tarrant County, Texas

Thought Leadership

- “Factoring Online Returns into Gross Sales Calculations”, *Texas Real Estate Business* (December 2019)
- “Legislative Update: Significant Bills of the 86th Texas Legislature Regular Session Affecting Real Estate, Mortgage Lending and Other Commercial Matters”, Real Estate, Probate & Trust Law Section of the State Bar of Texas (July 2, 2019)
- “Uncharted Territory for Retail Tenants and Landlords: Factoring Online Returns into Gross Sales Calculations”, Gray Reed Insights (May 14, 2019)

Organizational Involvement

- Dallas Association of Young Lawyers
- Dallas Bar Association
- North Texas Commercial Association of Realtors and Real Estate Professionals
- State Bar of Texas
 - Real Estate Legislative Affairs Committee - 86th Texas Legislature