

## Patrick O. Hayes

### Co-Managing Shareholder

#### PRACTICE EMPHASIS:

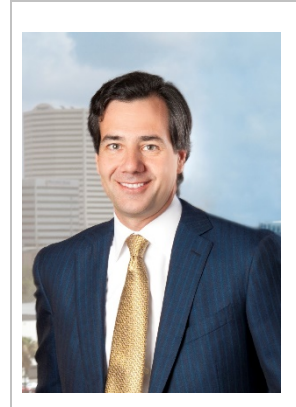
Commercial real estate; mergers and acquisitions;  
corporate/commercial transactions

#### EDUCATION:

J.D., Texas Tech University, 1996  
B.B.A., University of Texas at Austin, 1993

#### ADMITTED:

State Bar of Texas



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#### **Profile:**

Patrick is the firm's Co-Managing Shareholder. His practice focuses on commercial real estate, and assisting clients in acquiring, disposing, capitalizing and forming companies. Patrick's real estate practice covers all aspects of commercial real estate, including acquisition, development, capitalizing, financing, leasing and disposition of all product types of commercial real estate. His corporate/commercial practice centers on the formation and restructuring of commercial entities, including corporations, partnerships and limited liability companies, as well as the acquisition, capitalization, financing and disposition of business enterprises, the preparation of various contracts and agreements, and the representation of clients in their ongoing business activities.

#### **Professional Recognition:**

Fellow, Texas Bar Foundation  
"Texas Super Lawyer," *Texas Monthly*, 2013 – Present  
Recognized as a "Top Lawyer" by *Houstonia* magazine, January 2020  
"The Best Lawyers in America," (Corporate Law, Real Estate Law) 2018-2019  
Houston Business Journal Landmark Award (Multifamily) – 2019  
Featured Speaker, HBJ Commercial Real Estate Breakfast Series (Land & Industrial), October 2019  
Featured Speaker, HBJ Commercial Real Estate Breakfast Series (Galleria/Uptown), July 2019  
Featured Speaker, HBJ Commercial Real Estate Breakfast Series (Office Space), March 2019  
Houston Business Journal Deal of the Year – 2016  
Houston Business Journal Deal of the Year – 2015  
"Texas Rising Star," *Texas Monthly*, 2005 – 2012

#### **Affiliations:**

Houston Bar Association, Real Estate and Mergers & Acquisitions Sections  
National Association of Industrial & Office Properties (NAIOP)  
Houston Realty Business Coalition  
ABA Business Law Section (Member, Mergers and Acquisitions Subcommittee)  
Urban Land Institute (ULI)  
International Council of Shopping Centers

#### **Speeches and Publications:**

"Rock You Like A Hurricane? Affirmative Steps You Can Take To Be Ready For The Storm" U.S. Shopping Center Law Conference, October 2019

Patrick O. Hayes

*Speeches and Publications (Cont.)*

"Facilitating the Sale of Family-Owned Business," AM Monthly Law Alert, March 2018  
"Our Property Insurance Covers That... Doesn't It?" U.S. Shopping Center Law Conference, October 2017  
"Reviewing the Obligations Under Your Commercial Lease," AM Monthly Law Alert, September 2017  
Moderator, "Future of the Galleria, Uptown Houston and Greenway," Bisnow Houston, March 2017  
"Parents Beware! Think Twice Before Co-Signing Your Child's Apartment Lease," AM Law Alert, January 2017  
CRE Panelist, CoreNET Young Leaders Mentor Program, Rice University, February 2012  
"Game Changer... Chapter 64 of the Texas Property Code," Bisnow Report, August 2011  
"Successful Real Estate Workouts... Do They Exist," Gainer Donnelly & Desroches Roundtable Forum, July 2011  
"New Texas Law to Adversely Impact Real Estate Owners, Tenants," CityBiz Houston, July 2011  
"Eye on Houston: Rise in Traditional Commercial Real Estate Transactions," CityBiz Houston, October 2010  
"Borrowers Beware: Are 'Securitized' Loans Really Nonrecourse?" *Texas Lawyer Magazine*, March 15, 2004

**Representative Experience:**

- Represented DC Partners in connection with the development and construction financing for The Allen, a landmark mixed-use development featuring a luxury hotel, residential condominiums, retail and state-of-the-art office buildings.
- Represented D. R. Horton in connection with the development of numerous residential subdivisions in the Greater Houston Metropolitan Area.
- Represented the owners of Drillscan Energy in connection with the sale of the company to Helmerich & Payne.
- Represented a Woodlands-based developer in connection with the acquisition, financing and development of three large mixed-use facilities in the greater Houston area comprising 250,000 square feet in the aggregate.
- Represented a Houston-based real estate firm in connection with the development, acquisition and disposition of student-housing and multi-family projects across United States.
- Represented the Mission Companies in connection with the acquisition of two office buildings comprising 160,000 square feet in the aggregate and the refinance of 1885 St. James Place, a 165,000 square foot office building in Houston, Texas.
- Represented a Houston-based company that provides lodging solutions throughout the Permian Basin.
- Represented a provider of crude oil marketing, gathering, and reclamation services to oil producers, salt water disposal operators, and other service companies throughout Texas in connection with its recapitalization with Rock Hill Capital.
- Represented a Houston based developer with the development and construction financing for a high-rise hotel and residential condominium on the San Antonio Riverwalk.
- Represented a local developer with the renovation of a historic downtown building partially financed with both federal and state historic tax credits.
- Represented management in connection with the acquisition of a division that is a value-added distribution of cathodic protection products used in the control and monitoring of corrosion on metallic structures across the upstream, midstream, and downstream oil and gas segments, and in the municipal and utility sectors.
- Represented the sellers of approximately 306 acres of land in southwest Houston to The University of Texas. The sale was named by Houston Business Journal as HBJ's Deal of the Year winner for Education in 2016.
- Represented DC Partners in connection with the development and financing (including equity financing through the EB-5 program) of Astoria, Arabella and Marlowe, three high-rise condominiums in Houston, Texas. The Arabella project was named by Houston Business Journal as HBJ's Deal of the Year winner for Residential Real Estate in 2015.