

David A. Heidenreich

PARTNER
TRANSACTIONAL DEPARTMENT HEAD

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My line of work is sometimes referred to as “dirt law.” But, like many of our clients, I consider myself to be a builder at heart, both in personality and practice. It is extremely rewarding to help create something out of nothing, to watch as a dynamic project springs forth—above or below—the surface of a formerly raw piece of land, and to know that both that land and the opportunity has been put to its best and fullest use.

David Heidenreich focuses his practice on every aspect of commercial real estate and energy transactions—from initial due diligence, financing, and acquisition, through development or redevelopment, stabilization, and ultimately to a sale. His real estate experience includes advising owners, investors (both closely held as well as institutional), developers, advisors, and institutional lenders on a wide variety of transactions—including business acquisitions, complex finance transactions, multi-family and hotel and resort development projects, mixed-use projects, industrial warehouse projects, and commercial leasing. His energy practice includes the representation of independent oil and gas operators and developers in all aspects of their businesses, as well as the representation of energy lenders and investors.

David strives to serve his clients not only as a skilled negotiator and technical draftsman, but also as a counselor with the proven ability to help them strike an appropriate balance between legal and business considerations. “I often serve as a sounding board for strategic business decisions,” he explains. “And the reason clients trust me to do so is that I have taken the time to get to know them, what motivates and drives them, and probably even the names of their kids. That’s all part of it for me.”

In David and Carrington Coleman, clients appreciate that they can get the same level of commercial real estate and energy development expertise they might find at a much larger firm, while not sacrificing approachability, responsiveness, or superior client service.

OUTSIDE OF WORK

David's wife will tell you that he owns every power tool that exists. He can think of a few that he doesn't have (yet) but if there is a project to be done—whether it is an additional closet in the house or a fence that needs replacing—he *will* definitely do it himself and do it right. His love of working with his hands can probably be traced back to his family's dairy farmer roots. If a shed needed to come down, his grandfather, father, and he went out and did it. But the most important thing he has built, and prioritize above all, is his family. They are all extremely musical, whether vocal, instrumental, or theatrical. And perhaps his biggest joy is watching his five

children develop and fully realize their own unique talents and potential.

AREAS OF PRACTICE

- Real Estate, Construction, Infrastructure
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REPRESENTATIVE MATTERS

- Represent self-storage developer in national acquisition, development and construction program.
 - Represent oil and gas developers and operators in connection with various acquisitions and divestments, with aggregate values well in excess of \$1B.
 - Represented two national multi-family developers in connection with acquisition, development and financing of multiple multi-family projects throughout the United States.
 - Represented an oil and gas developer and operator in connection with multiple transactions, including a divestiture of Eagle Ford interests in a transaction with a value exceeding \$250MM.
 - Represented an investment fund in the leasing of numerous office and light industrial projects in the Dallas-Fort Worth Metropolitan area.
 - Represented an international upscale hotel owner/operator in connection with the sale and subsequent management of various properties totaling almost 3,000 guest rooms/suites and representing a combined sales price of over \$450,000,000.
 - Counseled an international luxury resort and spa developer in connection with the acquisition and development of prime development real estate in the following locations: (i) Laguna Beach and Beverly Hills, California, (ii) Park City, Utah and (iii) Los Cabos, Mexico.
 - Advised private investors in the acquisition of a national continuing care retirement community developer and services provider from a publicly-traded company through the acquisition of stock, partnership and membership interests.
 - Represented a national continuing care retirement community developer and services provider in connection with the acquisition and development of various properties throughout the United States.
 - Represented an industrial developer with the development of a 1,000,000 plus square foot industrial distribution facility in Indianapolis, Indiana for a Fortune 100 tenant.
 - Advised a prominent 501(c)(3) organization in connection with the acquisition of real estate in Las Vegas, Nevada.
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EDUCATION & ADMISSIONS

Education

- Texas Tech University School of Law, J.D., *cum laude*, 2000
- University of Memphis, B.A., *magna cum laude*, 1996

Bar + Court Admissions

- Licensed in Texas

HONORS & AWARDS

- Leading Dealmakers in America, Transactions, Real Estate, Energy, *Lawdragon 500*, 2025
- Leading Energy Lawyers in America, *Lawdragon 500*, 2024-2025
- Regents Scholar (Texas Tech University)
- American Jurisprudence Award – International Trade and Investment
- Phi Delta Phi – Legal Honor Fraternity
- Golden Key National Honor Society
- Sigma Delta Pi – Spanish National Honor Society

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Member, State Bar of Texas
- Member, Dallas Bar Association
- Leadership North Texas Class 13, North Texas Commission
- Member, J. Reuben Clark Law Society
- Member, Brigham Young University Management Society
- Member, Church of Jesus Christ of Latter-Day Saints
- Member, Allen Texas Community Emergency Response Team
- Past Board Member, Family Promise of Collin County