



Eminent Domain & Condemnation



Parker Poe attorneys represent property owners, governmental authorities and public utilities in condemnation matters across the Southeast. We combine our thorough knowledge of eminent domain law with decades of cumulative litigation, trial and negotiation experience. Throughout the condemnation process, we work with clients to maximize the economic benefit, while minimizing the negative impacts of the condemnation on their overall interests.

Our close relationships with area engineers, appraisers and development contractors facilitate our ability to try cases effectively and successfully, and our experience representing both condemnors and property owners results in a well-rounded perspective and comprehensive approach to formulating strategies and trying cases. In addition, we work closely with our Real Estate & Commercial Development attorneys, who represent some of the Southeast's leading developers.

REPRESENTATIVE EXPERIENCE

- Analyze novel or unique issues of eminent domain law and advise clients of their significance and relevance to their cases.
- Counsel clients during initial offer negotiations by analyzing offer proposals with the assistance of experienced real estate appraisers.
- Propose and engage condemnation professionals throughout all stages of the condemnation process.
- Prepare for all aspects of trial, including conducting discovery, deposing and preparing witnesses and representing clients during court-ordered mediation conferences.
- Represented county and obtained \$350,000 jury verdict when landowner sought more than \$1.5 million in damages.
- Conducted condemnation proceedings for regional public transportation authority in the acquisition of more than 100 acres of land in downtown Raleigh.
- Ongoing representation of major Southeastern public utility in the acquisition of rights-of-way for utility lines and facilities.