



Alan G. Dexter

Partner

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t 704.335.9042



Alan Dexter has more than 34 years of experience representing real estate developers, owners, and lenders. He is recognized for designing practical solutions to complex real estate and finance transactions.

REPRESENTATIVE EXPERIENCE

- Structured commercial condominium and reciprocal easement regimes for mixed use projects in Uptown Charlotte and NoDa.
- Managed the legal process for land acquisition, financing, and sale of retail, multifamily, and mixed-use projects.
- Documented construction/mini-perm loans and revolving credit facilities for commercial real estate lenders.
- Structured tax-advantaged joint ventures.
- Negotiated anchor tenant retail leases.
- Counseled landlords and tenants on office and industrial projects.
- Prepared build-to-suit contracts and leases for corporate headquarters facilities.
- Drafted owner-architect and owner-contractor agreements.
- Created architectural controls, restrictive covenants, and marketing programs for golf course and lakefront developments.

PUBLICATIONS

- "Limit Your Liability for New-Phase CAM Costs," November 2015
- "The Rule Against Perpetuities in Commercial Transactions," November 2015



CHARLOTTE OFFICE



PRACTICE AREAS

Real Estate & Commercial Development
Banking & Capital Markets



EDUCATION

Duke University
JD, with honors, 1985
Cornell University
BA, with distinction, 1982



ADMISSIONS

North Carolina, 1985



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SPEAKING ENGAGEMENTS

- "Integrating Retail Lease Covenants with Mixed-Use Condominium Declarations," Roundtable Discussion Leader, ICSC Law Conference, Phoenix, AZ, October 2015
- "Lease-Up Earnouts and Escrows in Shopping Center Sales," Roundtable Discussion Leader, ICSC Law Conference, San Diego, CA, October 2013
- "Tax-Advantaged Shopping Center Joint Ventures," Roundtable Discussion Leader, ICSC Law Conference, Phoenix, AZ, October 2011
- "The Development Approval Process - Structuring the Deal," Seminar Speaker, Lorman Education Services, April 2008

HONORS

- Martindale-Hubbell AV® Preeminent™ in Real Estate & Commercial Development; Banking & Finance
- Phi Beta Kappa

MEMBERSHIPS

- U.S. National Whitewater Center, Board of Directors, 2002-present (Chair, 2012-2019)
- Charlotte Regional Partnership, Board of Directors, 2004-2018 (Chair, 2012-2013)
- Charlotte Chamber of Commerce, Board of Directors and Executive Committee, 2012-2013
- Mecklenburg County Bar, Real Property Section (Chair, 1995-1998)
- Mecklenburg County Board of Tax Equalization and Review (Chair, 1992-1994)
- Uptown YMCA, Finance Committee, 1991-1995
- Urban Land Institute
- International Council of Shopping Centers



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- TerraLex, International Real Estate Practice Group

