



Stephen F. McStravick

Associate

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Stephen McStravick is a member of the Real Estate/Finance Group and represents investors, landowners, developers, lenders, and private companies in commercial transactions, with a focus on real estate.

Mr. McStravick assists clients in a variety of commercial real estate transactions, including acquisitions and dispositions, financing, leasing, and development. He also has experience in mergers and acquisitions, and he regularly advises clients on entity formation, corporate structure and governance, as well as general business matters.

Representative Matters

Real Estate Acquisitions/Dispositions and Development

- Ongoing representation of a joint venture in the acquisition and disposition of both raw and improved assets throughout Tennessee.
- Represented a national developer in the acquisition and financing of a 16-acre shopping center (approximately 150,500 square feet of improvements) in Knoxville, Tennessee, for a total consideration of \$22 million.
- Represented a buyer in the acquisition of a 1.15-acre, four-tenant shopping center (approximately 9,000 square feet of improvements) in Columbia, South Carolina, for approximately \$2.2 million.
- Represented a buyer in the acquisition of a 2.5-acre, six-tenant shopping center in Kingsport, Tennessee, for approximately \$2,575,000.
- Represented a buyer in the acquisition of a tire discounters store in Knoxville, Tennessee, for approximately \$3,243,000.
- Represented a landowner in the negotiation of a ground lease, real estate use agreement and option to purchase in connection with the development of a 136,800 square foot dormitory project in Sevier County, Tennessee.
- Represented a seller in the sale of an industrial warehouse in Kodak, Tennessee, for approximately \$1.42 million.
- Represented a buyer in the acquisition of fee-simple and leasehold interests in a shopping center property in Knoxville, Tennessee, for approximately \$2.75 million.
- Represented a non-profit buyer in the acquisition and subsequent disposition of an office building in Knoxville, Tennessee, for approximately \$1.7 million.
- Represented a regional lender in the acquisition of a 5,800 square foot office building in Knoxville, Tennessee, for approximately \$1.6 million.
- Represented a national bank in the acquisition of an office building in Johnson City, Tennessee, for approximately \$6 million.

Real Estate Finance

- Represented a private equity lender in a \$27.3 million construction loan for a multifamily project in Huntsville, Alabama.
- Represented a private equity lender in a \$19 million construction loan for a multifamily project in Lafayette, Louisiana.
- Represented a REIT-backed private equity company in the acquisition financing of six skilled nursing facilities in Indiana.

- Represented a regional lender in a \$13.6 million refinancing of two nursing home facilities, one in Knoxville, Tennessee, and the other in Chattanooga, Tennessee.
- Represented a national lender in a \$12.2 million refinancing of a multifamily community in Oxford, Florida.
- Represented a borrower in a \$3 million permanent financing of an office building in Knoxville, Tennessee.

Mergers and Acquisitions

- Ongoing representation of a buyer in a series of acquisitions of strategic targets in the pet products space.
- Represented a regional convenience store chain in the (i) sale of more than 160 stores across four states to a strategic national buyer and (ii) execution of a master lease for more than 100 stores for a total consideration of approximately \$300 million.
- Represented a leading distributor of carbon and stainless pipe, fittings and flanges in the strategic acquisition of equity in a regional pipe distributor (the subsidiary of a publicly traded, international engineering company) for approximately \$75 million.
- Represented the seller of a tele-veterinary practice in the sale of assets to a strategic buyer for approximately \$50 million.
- Represented the owners of an industrial painting and sandblasting company and equipment rental company in the sale of equity to a financial buyer for approximately \$22 million.
- Negotiated a discounted \$1.75 million dollar purchase agreement and closing documents on behalf of a special purpose entity for the acquisition of a parcel of real property in Tennessee that was formerly used as a movie theater.



Professional Honors & Activities

- Listed in *Best Lawyers: Ones to Watch® in America* for Corporate Law (2023 – 2025)



Publications

- "Key Takeaways from Knoxville and Knox County Phased Reopening Plan" (April 28, 2020)



Education

- SMU Dedman School of Law, J.D., 2017, cum laude
 - *SMU Science and Technology Law Review*: Topics Editor, Staff Editor
- University of Tennessee, Knoxville, B.A. History, 2014, summa cum laude



Admissions

- Tennessee, 2020
- Texas, 2017