J. Scott Schallhorn

Member

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Scott Schallhorn is a business attorney with extensive experience advising individuals and businesses in complex commercial transactions, finance and real estate matters. He counsels real estate owners, developers and property managers concerning the conveyance, purchase, land use, development and leasing of real property and improvements. He also assists clients with business formations, business sales and acquisitions, lending and real estate transactions and commercial matters. Scott represents corporate borrowers, institutional lenders and major developers in loan transactions involving construction financing, bridge loans, permanent/end loans and loan restructuring.

Practice Areas

Real Estate
Banking and Finance
Business and Corporate Law
Education
Agriculture
Construction Law
Public Utilities and Renewable Energy

Education

University of Arkansas at Little Rock
William H. Bowen School of Law,
J.D. - 1988

Hendrix College
B.A. in Economics and Business - 1985

Bar Admissions

Arkansas

Experience

- Represents lenders and borrowers in commercial financing transactions, including secured and unsecured lines of credit, real estate mortgage loans, construction and land development loans, and interim bridge loans.
- Negotiates and prepares major tenant leases, REAs, and similar documentation for shopping center developers, office buildings and other commercial developments.
- Advises and represents individual and businesses clients in joint venture arrangements, debt and equity financing, and real estate financing through mortgage and other asset-based lending.
- Counsels individuals and business entities with respect to the formation, restructuring, acquisition, and sale of businesses.
- Advises property owners and developers in land use and zoning matters, including variances, rezoning, and planned developments. Works closely with planning and zoning departments and provides representation before planning commissions, Boards of Adjustments and governing boards.
- Advises property owners associations in governance, member relations, land use, and development matters.

- Represent owners, developers, property managers, tenants, and construction contractors on matters involving site development, and access issues.
- Frequently serves as local counsel advising out of state lenders and their primary counsel on Arkansas law matters.
- Assist lender clients with inter-creditor agreements and other agreements between lenders.
- Represents landlords, tenants, and financial institutions in office, commercial, retail and multifamily leasing matters.
- Advises clients on tax exempt, tax credit, and 1031 transactions.
- Advises clients on projects employing new urban and traditional neighborhood development principles, and planning and construction of mixed-use buildings and neighborhoods.

Representative Experience

- Led project team in developing the 82 acre The Village at Hendrix, a mixed-use, traditional neighborhood development in Conway, Arkansas providing leadership and counsel in all aspects of project development including platting, zoning and entitlements, construction contracts, tenant selection, leasing, governmental relations and general business and contracting matters.
- Represented major solar energy developer in obtaining site rezoning, zoning code text amendments and planning commission approvals for multiple utility-scale solar generation projects.
- Managed lender's legal team to simultaneously close 12 loans to related borrowers secured by properties in seven states, all within 5 weeks of loan approval.
- Managed multimillion dollar commercial/office/residential project preparing governing land use covenants.

Professional Recognition

- *Chambers USA:* Ranked in Real Estate in Arkansas (2019-2024)
- *Best Lawyers®:* "Lawyer of the Year" for Commercial Finance Law (2023)
- *The Best Lawyers in America®:* Commercial Finance Law (2021-2025)
- *The Best Lawyers in America®:* Land Use and Zoning Law (2020-2025)
- *The Best Lawyers in America®:* Real Estate Law (2019-2025)

Involvement

- International Council of Shopping Centers
- Arkansas Bar Association
- Pulaski County Bar Association
- Craighead County Bar Association
- Executive Committee, CARTI Foundation Board of Directors

- Vice Chair (2023)
- Member, Mitchell Williams Board of Directors
- Former President, Downtown Little Rock Partnership Board of Directors
- First United Methodist Church of Little Rock
- Former Chair, Board of Stewards