

Clifton M. Dugas

Partner

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Clifton M. Dugas, II is a real estate attorney representing clients in a diverse mixture of real estate and financing transactions centered on office, multifamily, retail, raw land, mixed-use, industrial, and hospitality assets. He is a partner in the firm's Real Estate practice, whose background with real estate asset transactions includes an emphasis on purchases and sales, financing, leasing, development, and other property related matters.

Clifton also advises on entity formation and joint ventures with respect to ownership and operation of real estate assets. He works with private and institutional lenders on real estate secured loan transactions, loan enforcements, and workouts. On borrower-side financing, he helps negotiate loan documents, joint venture structuring and provides legal opinions to lenders. He has also handled transactions involving health care, student housing, media and publishing facilities, oil and gas real property, and residential investment portfolios. Clifton represents operators, investors and equity funds in connection with the acquisition and disposition of real property assets of all classes, including office, retail, industrial and raw land.

Having practiced for more than 25 years and previously served as managing director and general counsel for a full-service commercial real estate management platform, Clifton understands the perspective and goals of company executives. He drives deals from not just the legal side, but also in terms of strategic decision making and identifying key economic and business issues.

Representative Experience*

- Serves as primary real estate counsel for a globally integrated asset manager assisting with office and multi-use properties nationwide, including leasing, sales, acquisitions, and property management issues.
- Represented a large institutional lender with over US\$1bn of troubled real estate assets.
- Represents a private equity firm with real estate (primarily health care related) and corporate matters.

- Represents a private real estate lending company with numerous, fast-moving deals ranging from US\$10m to US\$100m+ and has closed more than US\$500m in loan deals.

* Certain of these matters were handled prior to joining Foley.

Awards and Recognition

- *The Best Lawyers in America*® – Real Estate Law (2024-2026)
- 2023 Thomson Reuters Stand-out Lawyer
- *D Magazine* Best Lawyers in Dallas, Real Estate (2018)

Affiliations

- Member of local and state bar associations in Texas, New York, and Louisiana
- Board of Advisors, Commercial Real Estate Distressed Assets Association (CREDA)
- Board of Director and Mentor, The Men of Nehemiah (Dallas, Texas)
- Member of The Real Estate Council (Dallas, Texas) and The International Council of Shopping Centers
- President, Board of Directors, Alliance for Justice Foundation (Meridian, Texas)

Sectors

- [Health Care & Life Sciences](#)

Practice Areas

- [Corporate](#)
- [Real Estate](#)

Education

- Paul M. Hebert Law Center, Louisiana State University (J.D., 1996)
 - Order of the Coif graduate (top 10% of graduating class)
 - Member, *Louisiana Law Review*
 - LSU Law Center Hall of Fame Inductee (November 1996)
- University of Louisiana at Lafayette, (B.S., magna cum laude, 1993)
 - Finance
 - Phi Kappa Phi National Honor Fraternity

Admissions

- New York
- Texas
- Louisiana