



Stephen F. McStravick

Associate

Knoxville | 865.971.5102 | smcstravick@bakerdonelson.com

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 acquisition/disposition, finance, development and leasing. He also has experience in mergers and acquisitions, as well as entity formation and governance.

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 – 2024)



Publications

- "Key Takeaways from Knoxville and Knox County Phased Reopening Plan" (April 28, 2020)
- "Coronavirus: 5 Lessons Learned from Tennessee Governor's Executive Orders to Stay at Home" (March 31, 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