



JAMES BOND

Director

Real Estate

Phoenix

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“

Time kills deals.

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JAMES BOND

Jim Bond chairs our real estate law practice group with an ethos of quickly delivering quality results to our clients. As a skilled real estate attorney, he shepherds complex real estate transactions by combining industry knowledge with creative problem solving, communication and unmatched responsiveness.

In an age of uncertainty in world markets where factors like Blockchain, tax reform and interest rates affect local real estate markets, Jim takes great pride in providing practical and timely advice to meet the needs of each client's unique challenges and problems. Whether the goal is to purchase an office building, sell a golf course or lease a restaurant space, Jim counsels clients in all types of real estate transactions.

Through his experience as an Indian law attorney, he also possesses broad experience involving Native American land transactions, and he understands the complexities of working with the Bureau of Indian Affairs (BIA). Jim has represented dozens of developers and investors in acquiring and selling Native American ground lease interests and managing the development process on tribal land.

From an early age, Jim knew he wanted to be a transactional attorney and he loves working through deals, being a part of a team and moving the ball forward in an arena where he believes everyone can win if you do it right. Jim is a member of [ULI Next](#) and [NAIOP](#), leading organizations that are helping the Phoenix market grow responsibly and sustainably.

Outside of work, Jim is family-focused and spends time with his wife and two children. An avid golfer, he can often be found caddying for his teenage son who was recently honored by serving as a standard-bearer at the Phoenix Open.

EDUCATION

- J.D., *magna cum laude*, University of San Diego School of Law
- B.S., with honors, Ferris State University

AREAS OF PRACTICE

- Real Estate

REPRESENTATIVE CASES

- Represents master developer of 225+ acre project on Native American land, including negotiating and drafting master leases, substitute leases, ground subleases, and financing instruments, and assisting with strategy for development of project.
- Represents publicly-traded homebuilders in connection with acquisition and development of residential projects, including preparation of form retail contracts and construction contracts.
- Represented global investment company on \$55+ million sale of two office buildings located on tribal land.
- Represented investment management company on \$65+ million acquisition of office building located on tribal land.
- Represented rapidly growing company in establishing corporate headquarters on tribal land.
- Represented developer of retail center in connection with acquisition and development of project, including negotiating lease with national grocer tenant.
- Represented investment company in the acquisition of over 1,100 acres of property for approximately \$28 million.
- Represented local homebuilder in the acquisition of an \$8 million private golf course in Pinal County, Arizona, including the preparation of new membership documents for the private golf club.
- Represented developer in connection with the formation of high-end office condominiums in Glendale, Arizona and Scottsdale, Arizona.
- Represented non-profit organization in connection with the development of a national residential leasing program for military personnel, and the preparation of related leasing forms.

AWARDS AND HONORS

- *Best Lawyers in America*®, Native American Law, Real Estate Law, 2020-2024
- *Chambers USA*, Leading Lawyers for Business, 2020-2023
- Recommended in *The Legal 500 US*, Real Estate, 2019-2020
- AV® Preeminent™ Peer Review Rated (the highest rating available), by Martindale-Hubbell

ARTICLES AND PRESENTATIONS

- Author, "Booming commercial development on Native American land calls for legal guidance," *Phoenix Business Journal*, June 29, 2022
- Author, "Commercial Development of Native American land is booming and now more complicated," *AZ Big Media*, March 2022
- Interview, "CRE Law Q&A," *Commercial Executive Magazine*, January 16, 2021
- Interview, "Growth, Growth, and more Growth!" Fennemore Blog, GROWTH, GROWTH, AND MORE GROWTH!
- Quoted, "Ask These 5 Questions When Reevaluating COVID Office Space Needs," *Small Biz Club*, November 20, 2020
- Quoted, "How COVID-19 might affect the commercial real estate market," *MultiBriefs*, May 22, 2020
- Co-author, "Commercial Leases in the Age of COVID-19," *Fennemore Client Alert*, May 6, 2020
- Quoted, "The Coronavirus Impact on the Real Estate Industry," *AZ Big Media*, March 13, 2020
- Quoted, "After Recent Run, Developers Could Face Zoning Hurdles in 2020," *AZ Big Media*, December 30, 2019

- Co-author, "The Evolving Demand for Retail Spaces," *Commercial Property Executive*, February 4, 2019
- Interview, "New Fennemore Craig Real Estate Chair Eyes Expansion," *Law360*, May 14, 2018

PROFESSIONAL AND COMMUNITY ACTIVITIES

- Member, State Bar of Arizona
- Member, NAIOP
- Member, Urban Land Institute Young Leaders Group
- Member, Valley Partnership Golf Tournament Committee

ADMISSIONS

- Arizona