HUSCH BLACKWELL

Helen Manuel

ASSOCIATE

DALLAS, TX
PHONE: 214.999.6119
EMAIL: HELEN.MANUEL@HUSCHBLACKWELL.COM

OVERVIEW

Helen guides clients through leases, purchase and sale agreements, and other real estate transactions.

With experience drafting and negotiating a range of documents—including ground, building, in-line space, and reverse-build-to-suit leases; purchase agreements; loan and financing documents; easements; and title objection letters—Helen supports clients at every stage of a deal. She manages title review and oversees closings for commercial real estate transactions from coast to coast across a wide array of industries. Helen is particularly experienced in hospitality and retail and spent the early years of her career regularly handling leases and purchase agreements for one of the country's fastest-growing restaurant chains.

Thanks to an undergraduate degree in business, Helen came to law school already planning to practice transactional law. A real estate-focused contracts course sparked a lasting interest in real property, and she joined a boutique real estate firm upon graduation. Helen quickly developed a passion for the field, enjoying the challenges of navigating title issues, complex negotiations, and business matters. Her practice has since expanded to include representation of multiple national portfolios and participation in major acquisitions exceeding $280 million. She approaches each transaction as a puzzle, working to assemble the best pieces within a legal framework to accomplish client goals.

Clients value Helen's business-minded approach and her ability to see legal issues within the context of broader business objectives. An in-house externship with a major retailer reinforced the importance of aligning legal strategy with business needs. Helen is

Industry

Real Estate, Development, & Construction

Services

Corporate Real Estate

Retail Real Estate

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

known for her approachability, and clients feel comfortable reaching out with any question, large or small. She focuses on clear communication and practical solutions, ensuring every transaction supports the client's overall vision.

Experience

- Represented multiple national tenant portfolios in complex, multi-state commercial real estate transactions, including top-ranked fastest-growing restaurant chains, managing high-volume retail, industrial, and office leasing matters across diverse asset types and jurisdictions.
- Served as key associate on a $280+ million commercial real estate acquisition, managing diligence coordination across real estate, title, environmental, and infrastructure workstreams and assisting in negotiation and documentation of the purchase and sale agreement.
- Supported deal structuring, negotiations, and financing efforts exceeding $1 billion for a major AI data center redevelopment project.
- Represented seller in $85 million sale-leaseback involving six properties and a national REIT, managing all transaction phases from agreement drafting through closing execution.
- Oversaw lease and purchase agreement negotiation processes for one of the top 10 fastest-growing restaurant chains, ensuring efficiency from initial draft, title review, and final execution.
- Drafted and negotiated key documents, including leases (including ground, building, in-line space and reverse-build-to-suit), purchase agreements, loan and financing agreements, easements, and title objection letters to safeguard client interests and streamline transactions.
- Managed property closings through entire process from negotiating purchase agreements, preparing comprehensive closing documents, reviewing surveys, and overseeing title review processes to final closing.
- Conducted thorough title review work, from analyzing title commitments to issuing final title policies, ensuring accuracy, and attention to detail.
- Formed business entities, drafting tailored operating agreements and organizational documents to align with client objectives.

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED

Education

- J.D., University of Arkansas School of Law
  - *cum laude*
  - Business Law Certificate
- B.S.B.A., University of Arkansas – Sam M. Walton College of Business

Admissions

- Texas
- Arkansas

2025 Pro Bono Contributor

© 2026 HUSCH BLACKWELL LLP. ALL RIGHTS RESERVED