



Partner

Heath Esterak

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Industrial Real Estate and Commercial Transaction Focus

Heath Esterak focuses his practice on complex commercial real estate transactions, with particular emphasis on industrial real estate, including logistics, distribution, and manufacturing facilities. His experience spans acquisitions, dispositions, leasing, and financing across multiple asset classes, and he advises clients on transaction structuring and entity formation in connection with real estate investments, [joint ventures](#), and financing arrangements.

Prior In-House and Legal Experience

Prior to joining Federman Steifman LLP, Mr. Esterak served as Managing Director, Legal at AIC Ventures. In that role, he had primary responsibility for the legal execution of the company's real estate transactions, leading the negotiation and documentation of debt and equity financings and the structuring and consummation of acquisition, disposition, and leasing transactions. His work regularly involved transactions with repeat institutional lenders and long-standing equity partners, and he provided strategic legal counsel throughout the full life cycle of each investment.

Before joining AIC Ventures, Mr. Esterak was a senior associate in the San Antonio office of Fulbright & Jaworski L.L.P., where he maintained a broad commercial real estate practice representing owners, developers, and lenders in connection with the acquisition, disposition, financing, development, leasing, and operation of commercial real property.

Education and Admissions

Mr. Esterak was admitted to practice law in Texas in 1995. He received his Bachelor of Arts, with honors, from The University of Texas at Austin and his Juris Doctor from The University of Texas School of Law.

Representative Transactions

- Closed more than 300 industrial, commercial, and office acquisitions (approximately \$2.7 billion), 200+ sales, and 300+ loans. Negotiated over 300+ leases. Expert in sale-leasebacks.

Education

- J.D., The University of Texas School of Law
- B.A., The University of Texas at Austin

Bar Admissions

- State Bar of Texas

Recognitions

- Heath was named by his peers as a Texas Rising Star in real estate law by Texas Monthly magazine in 2004 and 2005. He was also named as one of the Best Lawyers in San Antonio, 2005 by San Antonio magazine, and a Rising Star by Scene in SA magazine in 2005.

Representative Transactions

- Closed more than 300 industrial, commercial, and office acquisitions (approximately \$2.7 billion), 200+ sales, and 300+ loans. Negotiated over 300+ leases. Expert in sale-leasebacks.

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