Anna Altizer Dix

Partner

Atlanta

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Anna's proactive, organized approach to real estate transactions combines astute legal advice with informed consideration of each client's business goals.

OVERVIEW

Anna represents commercial real estate clients in acquisition, disposition, development, and leasing transactions, as well as in financing matters.

A significant portion of her practice involves representing national developers in assembling, acquiring, developing, and financing mixed-use multifamily projects, with an emphasis on student housing. Anna is also highly experienced in representing industrial developers and national quick service restaurants in acquisition, disposition, development, and leasing matters.

Additionally, Anna's experience includes representing multicampus health care systems in development, acquisition, and leasing transactions. She has also represented borrowers and lenders in complex financing transactions, including construction loans, traditional financing, and commercial mortgage-backed securities (CMBS) transactions.

REPRESENTATIVE MATTERS

Multifamily

- Represented a national developer in a 10-parcel assemblage, development, and construction financing of a 17-story multifamily project consisting of 323 units (1021 bedrooms) in Minneapolis, MN.
- Represented a national developer in the acquisition, development, and construction financing of a multifamily project consisting of 142 units (585 bedrooms) in Fayetteville, AR.
- Represented a national developer in the ground lease, development, construction financing, and bond financing of a mixed-use student housing project consisting of 257 units (765 bedrooms) and ground-level retail in Midtown Atlanta.
- Represented a national developer in the acquisition, development, and construction financing of a student housing project consisting of 170 units (594 bedrooms) in Athens, GA.
- Represented a national developer in the acquisition and development of a mixed-use student housing project consisting of 265 units (835 bedrooms), ground level retail, and a parking deck in downtown Atlanta.

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- Developed form lease agreements for a national student housing developer for use in projects located throughout the U.S.

Industrial

- Represented purchaser of an approximately 145,000-square-foot industrial warehouse building in in Cleveland, OH that is leased to a national credit tenant. Effectuated assignment of a tax abatement program.
- Represented purchaser in the acquisition of 99 acres and development of an industrial warehouse building in West Columbia, SC. The project included a tax incentive program.
- Represented an industrial REIT in the disposition of a $50 million, 636,000-square-foot industrial complex in Jefferson, GA.
- Represented an industrial REIT in the lease up of a new industrial complex in Boca Raton, FL.

Quick Service Restaurants

- Represents a national quick service client in the acquisition, ground lease, and development of new restaurant locations throughout the U.S.
- Counsels a national quick service client in connection with its strategic reinvestment program and the management of its existing restaurant locations, including issues pertaining to the expansion and renovation of existing restaurants.

Health Care Real Estate

- Represented a multicampus health care system in assembling land for future medical office developments in Midtown Atlanta, Cobb County, GA, and Dahlonega, GA.
- Served as lead real estate counsel to a health care system in the land assemblage, development, ground lease, financing, and space lease of a new 60,000-square-foot medical office building in Cobb County, GA.
- Represented a real estate investment company that specializes in providing real estate solutions for care provider organizations on the acquisition and master lease of five residential care facilities for individuals with intellectual developmental disabilities throughout Florida.
- Represented a real estate investment company that specializes in providing real estate solutions for care provider organizations on the acquisition and master lease of six facilities in New Hampshire for individuals with neurological conditions.
- Representing a real estate investment company that specializes in providing real estate solutions for care provider organizations in preparing standardized lease forms and state specific addenda to be used throughout the U.S.
- Prepared and negotiated ground leases, leases, timeshares, and occupancy agreements for multicampus health care systems.
- Managed a leasing portfolio in excess of 5.6 million-square-feet for a multicampus health care system.

Finance

- Represented lenders in all aspects of CMBS transactions secured by hotels, apartments, student housing developments, industrial properties, and shopping centers.

AWARDS

- *Legal 500 United States*: Real Estate: Real estate – mid-market ($0-$500m) (2026)

- BTI Client Service All-Star (2024)
- Southeastern Legal Awards – On the Rise (2023)
- *Connect CRE,* LAWYERS in Real Estate Award, Atlanta & Southeast (2022)
- *Chambers USA*: Real Estate, Georgia (2024-2026), “Associates to Watch” (2021-2022); “Up and Coming” (2023)
- *The Best Lawyers in America*®: *Ones to Watch:* Real Estate Law (2021-2025)

TOP AREAS OF FOCUS

- Health Care Real Estate
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Leasing

ALL AREAS OF FOCUS

- Commercial Real Estate Lending
- Health Care Real Estate
- Investment, Acquisition + Disposition
- Real Estate
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Metro Atlanta Chamber ATLeaders Program (2023)
- Program mentor, Emory University 1915 Scholars
- American Bar Association, Real Estate Section
- Atlanta Bar Association
- Georgia American Bar Association

PROFESSIONAL EXPERIENCE

- Teach for America: Los Angeles Corps Member

EDUCATION AND CERTIFICATIONS

EDUCATION

- Emory University School of Law, J.D., *with honors, Order of the Coif*, 2013, articles editor, *Emory International Law Review*; Toy Family Scholarship
- Loyola Marymount University, M.A., 2010, urban education policy
- Emory University, B.A., 2008

BAR ADMISSIONS

- Georgia

MEDIA COMMENTARY

- Featured, "On the Rise," *The Daily Report*, June 15, 2023.
- Interviewed, "Women Leaders of Real Estate: Anna Altizer Dix of Troutman Pepper on the 5 Things You Need to Succeed in the Real Estate Industry," *Authority Magazine*, September 6, 2022.
- Quoted, "As Big Law Real Estate Groups See More Business, Troutman Pepper and Holland & Knight Recruit Partners," *Daily Report*, July 19, 2022.