

Robert P. Beaman, III

Partner

Virginia Beach

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OVERVIEW

Rob focuses his practice on commercial real estate development, commercial leasing, real estate transactions, and real estate litigation.

Rob is managing partner of the firm's Virginia Beach office.

REPRESENTATIVE MATTERS

- Represented one of the nation's largest banks in the financing of a 55 MW utility-scale solar facility (approximately \$250 million in value) in New Mexico. The bank provided the construction financing and will provide the long-term financing.
- Represented clients before neighborhood groups, civic associations, and governing bodies in multiple jurisdictions throughout Virginia.
- Represented a group that included several current and former Major League Baseball players in acquiring property and obtaining entitlements necessary to develop state-of-the art sports training and sports medicine facilities.
- Represented bio-energy company in obtaining rezoning, special exception permit, and zoning ordinance text amendment necessary to accommodate proposed production plant.
- Represented large national retailer in obtaining entitlements necessary to develop stores in multiple jurisdictions throughout the Commonwealth of Virginia.
- Represented local developers in obtaining necessary entitlements for a wide variety of commercial, residential and mixed-use developments, including hotels, apartment buildings, retail establishments, shopping centers, restaurants, gasoline stations/convenience stores, retirement facilities, and marinas.
- Represented several nonprofit entities in conducting zoning due diligence and obtaining necessary entitlements.
- Represented national title insurance company in litigation regarding title to residential property.

AWARDS

- *Super Lawyers*: "Rising Star" Virginia: Land Use/Zoning (2009 – 2016 and 2021)
- *Virginia Business*: "Legal Elite" in Real Estate/Land Use (2011, 2014, 2016, 2020)

- Listed in Top Lawyers, *Coastal Virginia Magazine* (2016)
- Recipient of 2014 James C. Roberts Pro Bono Award
- Best Lawyers in America®: Ones to Watch: Real Estate Law (2026)

TOP AREAS OF FOCUS

- Health Care Real Estate
- Land Use + Zoning
- Real Estate

ALL AREAS OF FOCUS

- Economic Development
- Health Care Real Estate
- Land Use + Zoning
- Real Estate
- Real Estate Leasing

PROFESSIONAL/COMMUNITY INVOLVEMENT

- Board of Directors, Virginia Beach Vision
- Philanthropic Advisory Board, Eastern Virginia Medical School (2013-present)
- Commissioner, Portsmouth Economic Development Authority (2012-2014)
- Board of Directors, Boys & Girls Club of Southeast Virginia (2009-2013)
- Board of Directors, Roc Solid Foundation (2009-present)

EDUCATION AND CERTIFICATIONS

EDUCATION

- William & Mary Law School, J.D., *Order of the Coif*, 2007, editorial board, William & Mary Law Review
- University of Virginia, B.A., 2003

BAR ADMISSIONS

- Virginia

COURT ADMISSIONS

- Supreme Court of Virginia

SPEAKING ENGAGEMENTS

- Presenter, “Zoning and Land Use Law,” Norfolk & Portsmouth Bar Association’s Real Property CLE Seminar, October 2012 (Norfolk, VA).
- Presenter, “Adoption and Amendment of Zoning Ordinance and Map”, National Business Institute’s Practical

