

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

Guide to Zoning and Land Use Law Seminar, October 2010 (Norfolk, VA).