



## Herschel Bowens

ASSOCIATE

DALLAS, TX

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### OVERVIEW

Herschel is passionate about development—both in real property and client businesses.

Herschel began his career as a specialist at the United States Department of Agriculture, working with state agencies and programs to ensure that funds were used appropriately and legally. As he grew professionally, he wanted to learn more about influencing the law to create better policies. In addition, he knew he loved working in a position where he could see the direct impact of his work, and he also valued the counseling component of his role—elements he realized he would also find in a job as an attorney.

After 15 years with the federal government, Herschel went on to enroll in law school. Thanks to his interest in land ownership and the role it plays in both private and corporate wealth, he devoted as much time as possible to real property courses.

Today, Herschel divides his practice between real estate litigation, real estate transactions, and corporate formation work. His litigation work largely centers on eminent domain and condemnation matters, and Herschel has represented both condemning authorities and property owners in disputes over land price and development procedures. He knows that the clients he represents are good citizens acting with community needs in mind, and he values the opportunity to help meet those needs, while also protecting the community's property owners.

Herschel enjoys the transactional side of his practice for similar reasons: he loves knowing that the properties clients develop will build and enhance communities. He assists with both purchases and sales for residential properties, including multifamily and mixed-use spaces, and occasionally

### Services

Construction & Design

Corporate Real Estate

Public Law

Real Estate Investment

## HUSCH BLACKWELL

represents clients in leasing transactions. Herschel finds great satisfaction in guiding a client's project from the purchase of undeveloped land to the completion of a new residential complex.

In addition to his real estate work, Herschel also represents clients in corporate formation matters—simply another type of growth and development. He loves helping individuals form businesses, as well as helping established corporations create additional subsidiaries.

Herschel is known for prioritizing professional service. His role at the USDA emphasized providing excellent client service to states and their agencies, and Herschel valued building relationships with these clients, making onsite visits, and fully getting to know their goals—and he approaches his legal practice the same way. With an inquisitive, logical mind, he also has a gift for analyzing data and legal facts, and he wants clients to think of him first and foremost as a problem solver. In any situation, Herschel will find a solution.

### Recognition

- Order of Barristers
- Texas Bar College

### Education

- J.D., Texas A&M University School of Law
  - Elected class speaker for his JD Class
  - TAMU Law Toastmasters, President
  - Black Law Student Association, Officer
  - Campus Diversity Council Student Representative
- B.S., Prairie View A&M University
  - *cum laude*

### Admissions

- Texas

## Community Leadership

Herschel is passionate about civic engagement and regularly volunteers with his local Boys and Girls Club and other charitable organizations. He also serves as a volunteer coach for his sons' baseball teams.



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