

David L. Martin

SHAREHOLDER

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David Martin's practice focuses on advising clients on a variety of commercial real estate services, including acquisition, financing, development, leasing, and disposition. David coordinates commercial real estate transactions from start to finish including due diligence (title, survey, zoning), preparation of closing documents (settlement statements, deeds, easements) and issuing title insurance.

David has experience representing lenders, real estate developers, hotels, shopping center owners, residential and commercial condominium developers and property owners associations in both Georgia and South Carolina. Prior to joining Polsinelli, David worked at an AmLaw 200 law firm in both Hilton Head Island, SC and Atlanta, GA.

Education

- University of Georgia School of Law (J.D., 2013)
- Wofford College (B.A., *cum laude*, 2010)

Bar Admissions

- Georgia, 2013
- South Carolina, 2014

Memberships

- American Bar Association
- State Bar of Georgia
- State Bar of South Carolina
- Kate's Club
 - Governance Committee, 2025
 - Board of Directors

Recognition

- Named to *Georgia Trend's* Legal Elite list for Real Estate/Construction, 2025
- Named one of *Best Lawyers: Ones to Watch[®] in America* in Real Estate Law, 2023-

Capabilities

- Real Estate

2025

- Hilton Head Island-Bluffton Chamber of Commerce Leadership Program Class of 2018
- Judicial Clerk to Senior United States District Judge G. Ross Anderson, Jr. (2013-2014)

Matters

- Represented national homebuilder in the 2019 acquisition of 176.42 acres and the 2020 acquisition of 124.54 acres, of unimproved property, including title search and review, drafting easements and seller financing documents, and coordinating post-closing joint venture to finance construction.
- Represented national homebuilder in the 2019 acquisition of 98.297 acres of unimproved property and represented national homebuilder with 2020 land bank financing including issuance of a title policy in the amount of \$16.66M to finance construction.
- Represented automotive group in the purchase and sale of multiple dealership locations in Georgia and South Carolina, including obtaining financing from a national lender of more than \$50MM cross collateralized across various dealership locations in three states.
- Represented owner of 60+ tenant shopping center with \$16MM refinance of shopping center and other commercial properties in order to fund construction of mixed-use space including employee housing.
- Represented local chapter of nonprofit homebuilding organization in refinancing \$885K of existing debt with a single loan involving negative pledge agreements on unimproved property and collateral assignments of more than 100 mortgages on properties in multiple counties.