

Weston B. Rockers

SHAREHOLDER

Dallas, TX | 214.661.5580

San Francisco, CA | 415.248.2138

wrockers@polsinelli.com



Weston Rockers is a shareholder in the Real Estate practice group, with extensive and sophisticated experience across many real estate transaction and product types throughout the United States, but focusing primarily on developer and lender/equity investor representation involving real property acquisitions and dispositions and debt and equity financing. He has over a decade of experience leading complex commercial real estate deals for clients, having closed over \$7B worth of acquisitions and dispositions, joint ventures, stabilized and development debt and equity financings, and commercial leasing transactions. Weston's wealth of experience working with REITs, developers, real estate and private equity funds, and high net worth individuals/family offices, allows him to understand the business perspectives of the clients he represents like few others, and through this can add value by having a comprehensive understanding of the entire process of real property acquisition, management, financing and development, not only from the legal perspective, but the business perspective as well.

Weston focuses his efforts primarily on multi-family, industrial, hospitality and mixed use projects, but also has significant depth of experience with standalone office, retail, healthcare and even agricultural product types. Weston has a national real estate practice having closed transactions in 20+ states, with an emphasis on the California and Texas markets. In addition to Weston's extensive deal work, he has experience representing owners and property managers in connection with leasing and day-to-day management and operations of real property.

Weston has significant lender- and equity investor-side representation experience, having represented lenders in connection with acquisition, bridge, mezzanine and construction financing projects, with significant background in the EB-5 space.

Education

- Pepperdine Caruso School of Law (J.D., 2010)
- Pepperdine University (M.B.A., 2009)
- University of Kansas (B.S., 2006)

Bar Admissions

Capabilities

- Real Estate
- Real Estate Transactions
- Real Estate Finance
- Real Estate Development
- Opportunity Zones
- Family Office

- California, 2011
- Colorado, 2014
- Texas, 2023

Memberships

- Urban Land Institute (ULI), Office and Commercial Initiative Council
- State Bar of California, Real Property Law Section
- National Association of Industrial and Office Properties (NAIOP)
- The Real Estate Council (TREC)

Recognition

- Named one of *Best Lawyers: Ones to Watch® in America* in Real Estate Law, 2021-2024
- Named a “Rising Star” by *Super Lawyers*, 2016-2023
- Named to “Best of the Bar” list by *Sacramento Business Journal*, 2017
- Named a “Top Lawyer” by *Sacramento Magazine*, 2016-2017
- Received “Morning Star Award” from the State Bar of California, Real Property Law Section, 2016

Matters

- Lead counsel for national developer in connection with development, disposition and recapitalization of approximately \$600,000,000 industrial cold storage portfolio involving projects in Texas, Pennsylvania, Georgia, Arizona and Nevada.
- Represent national manufacturing company in connection with 250,000 sq. ft. campus headquarters lease.
- Represent private lender in negotiation and documentation of \$125M+ construction loan platform for multifamily development in Atlanta, GA.
- Represent Chinese-based investment fund in the sale of a \$44M industrial warehouse in Sunnyvale, CA.
- Represent sponsor in \$60M multifamily real estate development acquisition and joint venture in Anaheim, California.
- Represent sponsor in \$50M multifamily development acquisition and joint venture in Santa Cruz, California.
- Represent developer owner with Property management agreement with hotel operator for short term hotel operations at major multifamily development in San Jose, California.
- Represent limited partner in \$200M joint venture investment for redevelopment of downtown Aspen, Colorado.
- Represent major retail tenant in lease amendment negotiations with developer related to acquisition, reparceling and development of Premises and adjacent property in Atlanta, Georgia.
- Represent non-profit in \$1.5B disposition of multifamily portfolio throughout Southern California.
- Represent major administrative agents in connection with numerous bridge and construction financings between \$25-250M in California, Texas, and Pennsylvania.
- Represent real estate investment fund with multiple \$40M+ acquisitions and financings of retail grocery store properties in California and Illinois.
- Represent real estate investment fund in \$15M fund formation and raise for

investment in San Francisco Bay Area development project.

- Represent owner/operator client in connection with negotiations for multiple property management relationships at stabilized property locations throughout the San Francisco Bay Area.
- Represent prominent San Francisco Bay Area developer in connection with \$250M+ portfolio refinancing of West Coast multifamily properties.
- Represent San Francisco Bay Area developer in connection with multiple tech company new tenant office leases throughout the San Francisco Bay Area.
- Represent San Francisco Bay Area developer in connection with ground lease and development of \$60M Bay Area multifamily development project.
- Represent lender in connection with mezzanine financing and intercreditor agreement negotiations for \$20M+ loan for Texas hotel property.
- Represent publicly-traded REIT in connection with all aspects of national commercial real property acquisition, disposition, and financing program for stabilized and development hospitality, office, and multi-family projects.
- Represent regional landlords in connection with office leasing of Class A office properties throughout Southern California.
- Represent major technology and entertainment industry tenants in connection with Southern California headquarter and retail leasing negotiation and documentation.
- Represent Los Angeles developer in connection with \$20M+ preferred equity financing for Los Angeles-area development project.
- Represent international debt fund lender in connection with national mortgage and mezzanine financing transactions from term sheet negotiation through closing, including for real estate development financings in Texas, California, and New York.

Publications

September 2, 2025

What Texas Senate Bill 17 Means for Dallas Real Estate

Quoted, D Magazine

August 27, 2025

Atty Eyes Chilling Effect From Texas Foreign Ownership Law

Quoted, Law360

August 6, 2025

Texas Tightens Real Property Ownership Rules for Foreign Nationals with SB 17

June 20, 2025

Texas Multifamily Revolution: Governor Abbott Considers Texas Senate Bill That Could Transform Zoning for Mixed-Use Residential / Multifamily Developments