



# Next Gen



This week's Q&A with

**Ryan Morgan**

Houston Real Estate and Finance Partner [Ryan Morgan](#) has a broad range of experience, including acquisitions and dispositions of all types of commercial properties, commercial leasing for landlords and tenants of industrial, office and retail assets and real estate financings on behalf of both borrowers and lenders. He represents active real estate investors and operators, developers and owner-occupiers, as well as several energy companies as their outside real estate counsel. Ryan also represents banks and borrowers in commercial finance transactions, including syndicated facilities, acquisition financings and asset-based lending facilities.



## More About Ryan

**Tell us about the most interesting or significant matter you've worked on in your career.**

The first time I led a transformative project as first chair, the matter involved negotiating build-to-suit lease agreements for a client's new regional headquarters, which included two adjacent buildings for different uses under separate lease documents. We also had to address a variety of ancillary issues involving easements, construction matters and city approvals. Shepherding that deal to closing was challenging, but extremely satisfying.

**What has helped you to become successful in your field?**

I enjoy the day-to-day work, which is a great starting point. I try to keep things simple, outwork the competition and focus on being a practical counselor. Taking the time to learn what really matters to the client and their risk tolerance for potential outcomes is how you make their lives and transactions easier. They want to be protected without their attorney creating sticking points in a deal by raising "minor" issues unnecessarily. That is more art than science, but successful attorneys are experts at walking that line.

**What drives or motivates you on your hardest days/during your most difficult matters?**

No matter what happens at the office, I look forward to seeing my three housemates when I get home. When I put aside all the noise in our busy lives, I just want to make them proud. I'm very grateful that my wife and kids provide humbling and priceless doses of perspective every day.

**What do you do to relax and reset after a long week?**

Play with my kids, visit with my better half about something other than calendars, watch a golf tournament or University of Kansas basketball game and, on the rare occasion that I have a free half day, put a peg in the ground and subject myself to 18 holes of joyful frustration.

**If you could have dinner with one person, living or dead, who would it be and why?**

My answer would change daily, but today I will choose Seth Raynor from the “golden age” of U.S. golf course architecture. It would be fascinating to discuss the “template” holes he and C.B. Macdonald used with great success, his views on how to challenge players with strategic design (and how he would attack his own designs) and what he would design today, given technological advances in equipment and better turfgrass conditions.

**What would be your fantasy career if you weren't a lawyer?**

Course rater/travel writer for a golf publication and playing on the competitive amateur golf circuit, where the best events are often hosted by some of the top courses in the world. I've been obsessed with the game since I was 7 years old, and that will never change. Thankfully, my wife and I met while we were quite young, so she knew what she was getting into before she agreed to the wedding.



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