



Clinton "Tres" Dye, III

Principal

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Atlanta, Georgia – 770.264.1399

Clinton "Tres" Dye, III, helps developers, lenders, public entities, and mission-driven organizations execute complex commercial real estate projects. With more than 25 years of experience, he works at the intersection of private capital and public-sector development, guiding clients through acquisitions, development, financing, leasing, and disposition across the full real estate lifecycle.

Tres represents institutional commercial real estate developers, public housing authorities, municipalities, counties, state agencies, development authorities, and individual developers. He operates seamlessly across stakeholder groups—including private equity partners, institutional lenders, nonprofit and faith-based institutions, and government agencies—bringing alignment to transactions that often involve layered ownership structures and differing priorities.

Tres counsels on mixed-use and urban redevelopment projects with residential, retail, office, and community-serving components. Many are structured through joint ventures, public-private partnerships, ground leases, air rights arrangements, or mission-driven ownership models. Tres is adept at managing complicated capital stacks and multi-party negotiations that require both technical skill and practical judgment.

Additionally, Tres advises faith-based and nonprofit institutions on monetizing, redeveloping, or joint-venturing underutilized real estate assets, balancing financial returns with governance, tax, and organizational mission considerations. In addition, he represents both borrowers and lenders in commercial real estate finance transactions, allowing him to anticipate issues from all sides of a deal and move transactions forward efficiently.

His work also spans single-asset and portfolio transactions, including multi-state retail portfolios and programmatic expansion strategies. He has served as outside and special counsel to municipalities and state agencies on public infrastructure and civic development projects, and as local counsel in Georgia and Alabama for commercial loan transactions. He began his legal career clerking for the Hon. Clarence Cooper of the United States District Court for the Northern District of Georgia.

Services

- Real Estate Law and Transactions

Representative Matters

Education

- University of Texas School of Law (J.D.)
- Harvard University (A.B.)

State Bar Admissions

- Georgia
- Alabama

Professional Affiliations

- Habitat for Humanity of Northwest Metro Atlanta, Inc., Board of Directors
- State Bar of Georgia Real Property Law Section, Executive Committee
- Kappa Alpha Psi Fraternity, Inc., Member

Recognitions

- The Best Lawyers in America®, 2026
- Georgia Trend's Legal Elite, Real Estate and Construction Law, 2022

Representative Matters

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Represented a local owner/investor in the acquisition, development and sale of mixed-use properties in the Midtown and Buckhead areas of Atlanta.

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Represented the affiliate development entity of an international church in a joint venture with a private developer to renovate a 180-unit residential tower located in downtown Atlanta, Georgia.

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Represented the largest Georgia-based credit union by asset size in an expansion project in the acquisition of 8 new branch locations in the metropolitan Atlanta area.

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Represented a national supermarket operator in the sale of a portfolio of more than 100 grocery stores located in Georgia, Florida and Alabama.

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Represented a national portfolio lender in real estate finance transactions (loan amounts ranging from approx. \$30,000,000 to approx. \$150,000,000) involving improved and

unimproved real estate collateral in single and multi-state transactions.

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Represented landlords and tenants in the negotiation of office, retail and industrial leases and subleases in single and multi-tenant properties throughout the country.

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Represented local municipality as lead outside real estate counsel for the acquisition of five sites included in the Atlanta-Fulton Public Library System's \$275 million building program.

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Represented a national commercial bank in preparing and negotiating real estate collateral documents including fee simple and leasehold mortgages, landlord waivers, subordination agreements and nondisturbance agreements concerning real estate collateral.

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Represented local municipality in a \$5 million sale leaseback transaction to facilitate a mixed-use development in the metropolitan Atlanta area.

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Represented State of Georgia agencies/entities as a Special Assistant Attorney General in various real estate acquisitions ranging from approx. \$300,000 to \$10,500,000.

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Served as local counsel (Georgia and Alabama) preparing opinion letters for commercial loan transactions.

Publications & News

February 18, 2026

Offit Kurman adds Clinton "Tres" Dye, III as Principal in Atlanta Office