Eric Duhon, Associate

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Areas of Practice

Real Estate & Land Use
Business Entities & Transactions
Energy, Environment & Natural Resources Law

Bar Admissions

Nevada

Education

- J.D., William S. Boyd School of Law, University of Nevada, Las Vegas, s*umma cum laude*, 2018 (Society of Advocates/Moot Court Team 2016-2018; *Gaming Law Journal* Junior Staff Member Fall 2016-Spring 2017 and Managing Editor Spring 2017-Spring 2018)
- B.S., Economics, University of Wisconsin-Madison, 2011

Professional Certifications

- Certificate in Real Estate Development, Professional Certificate Programs, Cornell University (2024)
- Graduate, Developing Leaders Institute, Commercial Real Estate Development Association Northern Nevada/CREDA Northern Nevada (formerly NAIOP)

Eric Duhon is a member of the Real Estate & Land Use Practice and Business Entities & Transactions Practice. Eric assists sellers, buyers, users, landlords, tenants, developers and redevelopers to achieve their individual goals. In addition, Eric guides his real estate clients at every stage including assemblage and acquisition, due diligence, permanent and temporary financing, easements and CC&Rs, development, construction, leasing, evictions, and disposition. He also advises property owners, sellers, and buyers on natural resources issues involved in real estate transactions, including water rights transfer, management, and permitting.

Eric's corporate practice includes entity formation and governance, commercial transactions, mergers and acquisitions, and outside general counsel legal services for regional and national business clients from a broad range of industries. These industries include or have included, without limitation, casinos and gaming, waste hauling and disposal, drilling and mining, retail, grocery, insurance, finance/credit unions, lodging, and distribution. Eric's clients appreciate his thoughtful and practical approach to their complex real estate and business needs.

As a fifth-generation Nevadan, Eric has a long family history with the state's legal and cultural heritage. Outside of his work as an attorney he is an avid skier and world traveler. Mr. Duhon has been around the world twice in different directions, enjoying independent travel and cultural immersion in more than 45 countries on 5 continents. He has also summitted Kilimanjaro, Tanzania (19,341 feet) and Gokyo Ri, Nepal (17,575 feet), and scaled Huayna Potosí, Bolivia

(19,974 feet). Eric possesses a blue belt in Brazilian jiujitsu and, in college, was an elite Division I varsity rower winning numerous individual and team championships including the Rowe Cup, Royal Canadian Henley, and Eastern Association of Rowing Colleges Sprints and placed as high as fourth at the Intercollegiate Rowing Association Nationals.

Representative Matters

- Lead Counsel on the $90 million sale of 1,402 acres of commercial real estate to a data center developer and operator in an industrial park.
- Lead Counsel on the $19 million sale of 145 acres of commercial real estate for the development of a data center in an industrial park.
- Lead Counsel negotiating a complex three-party multi-level joint venture agreement and related management and development agreements for the development and operation of a two-phase industrial complex located on property ground-leased from an airport. Phase I is estimated to be valued at $58 million.
- Lead Issuer Counsel on a client's $25 million in bonds to finance an affordable housing project.
- Lead Counsel advising a trade association on the $4.3 million sale and seller-lease back of the association's headquarters.
- Lead Counsel on the $4.4 million sale of 23 acres for development at an industrial park. The project included complexities relating to mining permits and mining rights, FEMA flood map issues, development agreement for CLOMR improvements, and cross access agreements, licenses, and easements at the industrial park.
- Lead Counsel for community-owned water utility's acquisition of a $7.4 million building to expand its operations.
- Lead Counsel for the $7 million sale and 1031-exchange of a 36-unit, multi-family apartment complex for a commercial property within a large commercial complex subject to a triple net lease with a national fast-food chain.
- General Transactional Counsel for a major Las Vegas Boulevard casino advising on, negotiating, and drafting various leases, event contracts, licenses, and other agreements including, without limitation, a short-term license for the installation, operation, and removal of an interactive, outdoor, theme park styled promotional event open to the public for four days at no cost adjacent to the Las Vegas Strip during a major nationally televised sporting event held in Las Vegas.
- Assisted with the development of multiple luxury residential housing projects ranging from 225 to 1300 units. Assistance included, without limitation, drafting and negotiating easements, construction agreements, and water purchase agreements, navigating pre-existing joint development agreements, as well as coordinating the establishment of Special Assessment District financing for infrastructure and resolving land use issues with local municipalities.

Professional Affiliations

- Member, Commercial Real Estate Development Association Northern Nevada/CREDA Northern Nevada (formerly NAIOP)
- Member, Washoe County Bar Association

Awards and Recognition

- *The Best Lawyers in America* – "Ones to Watch" in Real Estate Law (2024-2027), Mergers & Acquisitions Law (2024-2027), Corporate Law (2026, 2027), and Business Organizations including LLCs and Partnerships (2026, 2027)
- *Mountain States Super Lawyers* – "Rising Stars" (2026)
- *Nevada Business Magazine* – "Top Rank Attorneys" (2020-2026) and "Best Up & Coming Attorneys" (2019-2021)
- *Northern Nevada Business Weekly*, Best in Business awards – 1st Place "Up & Coming Business Person" (2024)
- CALI Excellence for the Future Award (highest scoring student in class) — Torts, Spring 2016; Property, Spring 2016; Federal Income Tax, Fall 2017; Gaming Law, Fall 2017; International Commercial Arbitration, Spring 2018

Publications

- "Contracts and COVID-19: What are the obligations for a business unable to perform its obligations?" *The Nevada Independent*, April 22, 2020
- "Can't fulfill a contract due to COVID-19? Here's what to do," *Reno Gazette Journal*, April 2, 2020