



Scott S. Frederick

Shareholder

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Scott Frederick represents developers, buyers, sellers, landlords, and tenants in acquiring, developing, leasing, financing and selling real estate across the United States.

Scott S. Frederick is a seasoned real estate attorney who represents developers, investors, buyers, sellers, landlords, tenants, and special servicers in the acquisition, development, financing, leasing, and disposition of commercial real estate assets across the United States. His experience spans retail properties, shopping centers, office buildings, multifamily and mixed-use developments, condominiums, raw land, health care facilities, and other complex real estate projects. Scott has developed particular experience in managing the disposition of large-scale property portfolios, including the sale of income-producing assets across multiple jurisdictions. He regularly advises clients on exit strategies, structuring of portfolio and one-off sales, REO dispositions, and the navigation of complicated transactional logistics, including the sale of assets still under development or construction.

Notably, Scott has led the sale of over 100 dollar store-anchored properties in transactions collectively exceeding \$188 million in value. He has also led the disposition of over 100 REO properties across 11 states, including retail properties, shopping centers, office buildings, multifamily and mixed-use developments, health care facilities, including the disposition of buildings and portfolios exceeding \$1 billion in value.

Scott has extensive experience in government contracts, having previously worked in Washington, D.C. for a USAID contractor. He uses that practical experience now to counsel government contractors on bidding issues and contract compliance.

Scott graduated summa cum laude from the University of Alabama School of Law where he was the editor in chief of the *Alabama Law Review* and a member of the John A. Campbell Moot Court Board. Prior to law school, he served as a Peace Corps volunteer in Jalal-Abad, Kyrgyzstan, and later worked on USAID projects in Tajikistan and Kyrgyzstan aimed at carrying out land reform and stimulating land market development in Central Asia.

Representative Matters

- Represented a real estate development company in the acquisition, development and leasing of real estate across the United States for a variety of commercial uses, including shopping centers, department stores, grocery stores and restaurants.
- Represented a developer in the development of multi-use student housing projects in Alabama, Georgia, Mississippi and North Carolina.
- Represented a national health care developer in the development and leasing of medical office buildings and hospital facilities.
- Represented a regional developer in the acquisition and redevelopment of formerly distressed shopping centers and retail spaces.
- Represented a special servicer in the leasing and disposition of office park properties, medical office buildings, shopping malls and retail centers.
- Represented national, regional and local landlords in negotiating retail leases with tenants.
- Represented a franchisee of a national restaurant chain in negotiating leases with its landlords.



Professional Honors & Activities

- Listed in *The Best Lawyers in America*® for Real Estate Law (2025)
- Listed in *Best Lawyers: Ones to Watch*® in America for Real Estate Law (2021 – 2024)
- Selected to Mid-South Rising Stars in Real Estate Law (2019 – 2023)



Clerkship

- Hon. Edward E. Carnes, Chief Judge of the United States Court of Appeals for the Eleventh Circuit



Publications

- Co-author – "U.S. Supreme Court Holds that Bankruptcy Credit-Bidding May Not Be Denied and Resolves Circuit Split in Favor of Secured Creditors," *CRE Finance World* (Autumn 2012)



Education

- University of Alabama School of Law, J.D., 2013, summa cum laude
 - Editor in Chief, *Alabama Law Review*, 2012 – 2013
 - Dean M. Leigh Harrison Award
 - L. Susan Doss Prize, endowed by Harper Lee
 - Order of the Coif
- Middlebury College, M.A., Italian, 2002
- University of the South (Sewanee), B.A., History, 2001, cum laude



Admissions

- Alabama, 2013