

## Kyle Kirby

Associate

T 301-945-9256

F 301-230-2891

E [kkirby@shulmanrogers.com](mailto:kkirby@shulmanrogers.com)

Kyle Kirby provides real estate clients with effective and efficient representation, guiding them through their transactions to ensure positive results. With an eye for detail, his collaborative and thoughtful approach helps clients achieve their goals.

Kyle represents both commercial and residential real estate clients in transactions involving contract negotiation and drafting, survey and title review, financing, organizational documentation, closing and post-closing procedures. His work for both buyers and sellers provides him with comprehensive expertise on the transactions he handles allowing him to give universal guidance on transactions. Kyle has a breadth of experience in a wide range of real estate-related matters including easements, rights of way, leases, commercial and residential development, planning and zoning and dispute resolution.

A transactional real estate attorney, Kyle has frequently been involved with a variety of sophisticated commercial real estate transactions for institutional property owners, investors, developers and Real Estate Investment Trusts, often handling multi-million dollar commercial real estate transactions. He represents and advises clients regarding various types of real



### Bar & Court Admissions

Maryland

U.S. District Court for the District of Maryland

### Education

University of Baltimore  
School of Law, J.D., 2012,  
*cum laude*

James Madison University,  
B.A. in Business  
Management, 2009

property, including commercial, industrial, mixed-use, office buildings and the development of large-scale community and residential development projects.

Kyle also represents the real estate needs of both landowners and developers in solar energy development projects. He guides large-scale projects, assisting with pre-acquisition, contracting, site control, underwriting and closings for solar projects.

A recognized leader in Real Estate law, Kyle was honored to serve as a co-author and editor of the 2024 edition of the Maryland State Bar Association's *Residential Real Estate Transactions Handbook* chapter on Pre-closing Problems. Kyle earned a Bachelor's Degree in Business Management from James Madison University and graduated *cum laude* with a J.D. from the University of Baltimore School of Law. He is licensed to practice in Maryland.

---

## Results

- Represented property owner in the loan workout, refinance and sale of a portfolio of commercial properties worth \$13mm in Montgomery and Prince George's Counties
- Counsel to a church on the acquisition of a \$5.7mm property
- Counsel on a \$24.5mm acquisition of a commercial property in Southern Maryland
- Assisted with refinancing of \$30mm loan for non-profit secured by various real property assets
- Represented landowner in negotiation and contract preparation for multi-million dollar solar development project on 150 acre farm parcel

- Represented solar developer in site-control, title matters, contract drafting, ancillary land use agreements, due diligence and closing on solar project covering more than 1,000 acres
- Represented property owner in contract negotiation, sale and disposition of \$3mm commercial property with multiple pad sites and existing tenants in Montgomery County
- Represented assisted living facility owner in the sale of a \$4.25mm disposition of business and real estate
- Represented a church in the acquisition of a \$4mm property
- Represented purchaser in the acquisition of a \$8.2mm property with multiple pad sights and 55,000 square foot building in Northern Maryland
- Represented contractor in the acquisition and financing of \$8.8mm property and business subsidiary
- Represented purchaser in the acquisition of \$7.5mm bed and breakfast property and business assets
- Represented developer in the financing for a \$30mm construction loan related to a 160 unit residential development