



Marshall Horsman III

Partner

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Marshall counsels clients through the full lifecycle of commercial real estate and construction transactions — acquisition, financing, development and leasing — bringing a practical, closing-oriented approach to each stage.

In transactional work, Marshall has meaningful experience on both sides of the table. He represents borrowers and land developers on loans, purchases and sales, and development matters, and also advises lenders on their transactional needs. That dual perspective helps him anticipate pain points, calibrate risk and move deals to signature efficiently.

Clients value Marshall's responsiveness and problem-solving mindset. He focuses on delivering the right answer quickly, so clients receive timely, business-ready work product. His broad skill set enables him to partner with landowners and borrowers who want soup-to-nuts support: from site acquisition and financing through development, construction and leasing.

Commercial Leasing

Marshall is experienced in commercial leasing of industrial, retail and office spaces, and frequently negotiates ground leases for long-term site control and development. He is adept at reconciling business objectives with title, survey and other diligence considerations so that operational realities align with lease economics.

Construction

Marshall is also a member of the firm's Construction Practice Group and assists in transactional matters, typically representing owners undertaking ground-up projects, upfits and renovations. He drafts and negotiates construction, design and related project agreements, aligning delivery models and risk allocation with schedule, budget and financing requirements.

Services

- Real Estate
- Construction

Beyond Fox Rothschild

Marshall was selected for the Mecklenburg County Bar Association's 2025 Bar Leadership Institute, a competitive program that identifies and trains emerging leaders within the legal community. Chosen as one of just 20 participants, he joined a diverse cohort of attorneys committed to public service and professional engagement.

Before Fox Rothschild

During his time at Campbell University School of Law, Marshall was a judicial extern with the Honorable Samuel J. Ervin of the Supreme Court of North Carolina. He also served as Chief Comments Editor during his time on the *Campbell Law Review's* Board of Editors.

Prior to joining Fox Rothschild, Marshall was an associate attorney at a boutique North Carolina law firm.

Bar Admissions

- North Carolina

Education

- Campbell University School of Law (J.D., *magna cum laude*, 2017)
- University of North Carolina at Chapel Hill (B.A., *Dean's List*, 2013)

Memberships

- Mecklenburg County Bar Association
 - 2025 Bar Leadership Institute (2025)
- Urban Land Institute

Honors & Awards

- Recognized in *Business North Carolina's* Legal Elite for Real Estate (2026)