



Rachel S. Bates

Counsel

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Rachel represents landowners, lenders and municipal entities in land bank transactions, advising on property acquisitions, dispositions, title clearance and financing arrangements. She counsels clients on the legal and regulatory frameworks governing the transfer of vacant, abandoned and tax-delinquent properties, helping to facilitate their return to productive use.

Rachel has a strong background in real estate finance and transactions. She has represented developers and investors in commercial real estate transactions and real estate development, including the acquisition, disposition and financing of quick-service restaurants, multi-units and national properties. Rachel has also advised landlords and tenants on leasing transactions, including lease negotiations, easements and other access issues, zoning, and title and survey-related matters.

Rachel's experience includes representing lenders in loans to franchisee and multi-unit owners for the acquisition and/or development of properties located throughout the nation.

Services

- Real Estate

Before Fox Rothschild

Rachel joined us from a boutique Minneapolis law firm. She previously practiced at national and boutique law firms. While earning her law degree, Rachel was a student attorney with Central Minnesota Legal Services.

Bar Admissions

- Minnesota

Education

- William Mitchell College of Law (J.D., 2015)
- University of Minnesota (B.A., 2011)

Memberships

- Minnesota State Bar
- American Bar Association

- Minnesota Women Lawyers
- Commercial Real Estate Finance Council (CREFC)
- Minnesota Commercial Real Estate Women (MNCREW)
- Volunteer Lawyers Network
- LegalCORPS volunteer

Honors & Awards

- Selected to the "Best Lawyers in America - Ones to Watch" list for Banking and Finance Law and Real Estate Law in Minneapolis, MN (2024) by *Best Lawyers*