



Charles A. Landry

Partner

✉ clandry@fishmanhaygood.com

☎ 225.706.4080

📱 225.229.2020

🏠 504.310.0254

Practice Focus

Corporate Law

Real Estate

About

Charles Landry concentrates his practice in the areas of real estate development, real estate finance, land use, and zoning. He has represented numerous parties in a wide range of real estate transactions, which include residential developments (including Traditional Neighborhood Developments), office buildings, shopping malls and centers, hotels and medical facilities, golf course communities, and industrial developments. Charles is also a leader in public-private partnerships in Louisiana, having represented parties in numerous complex projects.

“Charles is one of the best lawyers I have dealt with in my life. I give compliments to his ability to navigate complex agreements but also complex relationships.” —Real Estate Client, *Chambers and Partners*

Charles is widely recognized as one of the leading land use attorneys in Louisiana. He was a founding member and has served as the chairperson of the East Baton Rouge Zoning Advisory Committee from its formation in 2003 to 2017.

He has also been very involved in advancing Greater Baton Rouge’s high-tech, information, and entrepreneurial economic sector. He was instrumental in the formation of the Louisiana Technology Park and serves as general counsel to the Research Park Corporation.

Additionally, Charles has significant experience representing non-profit entities on issues related to mission, structure, and governance.

Charles is the co-editor of *The Foreign Investor's Guide to the Legal Aspects of Doing Business in Louisiana*, an extensive analysis of the laws of the United States and the State of Louisiana as those laws may impact a party wishing to invest in Louisiana. He also serves on the [Baton Rouge Area Foundation's](#) Governance Committee. Charles is the past vice chairperson of the Louisiana State University University Lakes Renovation Committee.

He has been a frequent lecturer at [LSU's Paul M. Hebert Law Center](#) and has led numerous continuing education seminars on the subjects of complex real estate transactions, title examination, land use planning, secured transactions, and real estate workouts.

Experience

Annexations

- Organized and facilitate the annexation of large portions of the unincorporated East Baton Rouge Parish into the City of Baton Rouge.

Arts and Culture

- *Shaw Center for the Arts*: Organized one-of-a-kind public-private partnership structured transaction, negotiated architect and contractor agreements, and served as the point person for all allocations on the development of a \$50-million, 200,000-square-foot theater/museum/teaching facility. The partnership now serves as the model for future public-private partnerships in Louisiana.

Concession – Therma Services

- *Bernhard Energy*: Serves as lead counsel for numerous thermal service concessions for hospitals and universities.

Education (9–12)

- *New Orleans Center for Creative Arts (NOCCA)*: Negotiated the transfer of NOCCA property from the NOCCA Foundation to the State of Louisiana and advised in the creation of State-supported world-class educational institution for the performing arts in Louisiana.

Economic Development Districts

- *Formation of the Americana Economic Development District – Zachary*
- *Formation of the Belle Savanne Economic Development District – Sulphur*
- *Formation of Downtown Lafayette Economic Development District – Lafayette* – Serves as General Counsel
- *Formation of Florida Boulevard Economic Development District – Baton Rouge* – Serves as General Counsel

- *Formation of the Florida – Third Street Economic Development District – Baton Rouge*
- *Formation of Holy Rosary Economic Development District – Lafayette – Serves as General Counsel*
- *Formation of Louisiana State University Economic Development District*
- *Formation of the Morganfield Economic Development District – Lake Charles*
- *Formation of Northway Economic Development District – Lafayette – Serves as General Counsel*
- *Formation of Plank Road Business Economic Development District – Baton Rouge*
- *Formation of the Riverview Economic Development District – Port Allen*
- *Formation of Southern University Economic Development District*
- *Formation of Trappey Economic Development District – Lafayette – Serves as General Counsel*
- *Formation of University Gateway Economic Development District – Lafayette – Serves as General Counsel.*

Golf Course

- *Briarwood Golf Course – Baton Rouge: Represent Woman’s Hospital Foundation in the development of the former Briarwood Golf Course for its new hospital / mixed-use campus.*
- *City of West Lake: Served as real estate counsel for the development of a 400-acre golf course community.*
- *City Park Golf Course – New Orleans: Served as real estate counsel to Bayou District, the non-profit party, in a complex public-private partnership for the reconstruction of the City Park golf courses.*
- *English Turn Golf Course – New Orleans: Served as real estate counsel for the sale of English Turn Golf Course in New Orleans.*
- *Fairwood Golf Course – Baton Rouge: Represented the Developer to acquire, rezone and develop the course for mixed-use development.*
- *Shenandoah Golf Course – Baton Rouge: Represented the Developer to acquire, rezone and develop the course for single family residential lots.*
- *State of Louisiana: Tournament Players Club (TPC) Golf Course: Joint venture between affiliates of PGA TOUR Golf Course Properties and Marrero Land and Improvement Association, with the State of Louisiana providing partial funding for the project. Negotiated a complex transaction involving family donation to the State of Louisiana; structured the transaction; negotiated a lease with TPC for the design, construction, and management of the first TPC golf course in Louisiana; facilitated the funding of \$12 million of capital outlay funding for the project; and negotiated design and construction contracts for the State.*

Higher Education: Community College

- *Baton Rouge Community College*: Comprehensive community college offering associate degrees and certificate programs. Assisted with the new campus acquisition and financing the construction of facilities, negotiated acquisition of a “dark” strip center in the center of Baton Rouge, structured the transaction, orchestrated a unique infill project, structured a multi-phase acquisition because of existing lease to tenants, and performed numerous negotiations of terminations and amendments to tenant leases.

Higher Education: University

- *Louisiana State University*: Acquisition and financing of additional land for student housing.
- *Louisiana State University*: Acquisition of research facilities complex structure to transfer research facilities to LSU for federally-funded research, including complicated environmental issues. Staged transaction for phased move-out of Albemarle; the agreement included an obligation of Albemarle to maintain jobs in Louisiana.
- *Louisiana Tech University*: Served as counsel to the university in connection with the acquisition of additional land and the construction of student housing.
- *Nicholls State University*: Acquisition and financing of additional land for on-campus student housing.
- *Northwestern State University*: Acquisition and financing of additional land for on-campus student housing.
- *Southeastern Louisiana University*: Acquisition and financing of additional land for on-campus student housing.
- *Tiger Athletic Foundation*: Evaluation of every athletic facilities on the LSU campus for renovation and/or relocation.
- *University of Louisiana at Monroe Facilities, Inc.*: Acquisition and financing of additional land for on-campus student housing.

Hospital

- *Hotel Dieu*: Served as lead counsel in real estate acquisition by the State of Louisiana.
- *ASIS Healthcare*: Served as local counsel in the acquisition of Glenwood Regional Medical Center in Monroe, Louisiana.
- *Woman’s Hospital*: Served as lead real estate counsel in the development of a 225-acre campus in Baton Rouge, Louisiana, which included a significant mixed-use component.

Hotel

- *Capitol House Hotel*: Baton Rouge Community Development co-counsel structuring transaction; revitalization of a historic hotel in downtown Baton Rouge. Created structure to allow for a community foundation to acquire and renovate, using tax increment financing.
- *Marriott Courtyard – Baton Rouge*: Serves as local counsel for the entitlement of the project and creating an Economic Development District.

Industrial

- *Ourso Industrial Park – Port Allen, Louisiana*: Serves as general counsel for the development.

Law Enforcement

- *State Police*: Served as lead counsel in complex acquisition by the State of Louisiana of a former industrial site for State Police training center; handled significant environmental issues and structured the transaction for compatible use of contaminated site.

Land Use – Ordinances

- *Land Use Ordinances*: Preparation of numerous land use ordinances for the numerous cities and Parishes throughout the State with a focus on planned unit developments and traditional neighborhood developments.
- *Unified Development Code*: Retained by the City to facilitate the creation of a Unified Development Code for the City of Lafayette and the Parish of Lafayette.

Manufacturing

- *Capital City Press*: Served as lead counsel in the acquisition of property for the new press facilities.

Mixed-Use: Office and Multi-family

- *IBM Center–Baton Rouge*: Serves as lead counsel to the developer, an affiliate of Commercial Properties Realty Trust. This project is a complex public-private partnership between the developer, IBM, the State of Louisiana, the Louisiana Department of Economic Development and the City of Baton Rouge/Parish of East Baton Rouge. The complex which comprises a full city block includes a 10-story office building development with 85 luxury apartments.
- *IBM Center–Monroe*: Serves as counsel to Southern Lifestyles Development, LLC for the development of a new IBM center in Monroe, Louisiana. Although similar to the project in Baton Rouge, this public-private partnership will include the developer, CenturyLink, a public national technology company, IBM, the State of Louisiana and the Louisiana Department of Economic Development.

Office

- *Four United Plaza*: Served as lead counsel representing the owner in connection with the acquisition and development of a 75,000 square foot office building in Baton Rouge.
- *Freeport-McMoRan Worldwide Office*: Served as lead counsel representing Freeport in its new worldwide headquarters in Phoenix, Arizona.
- *IBM Building–Baton Rouge, Louisiana*: Served as sole counsel representing the developer of a 150,000 square foot building in downtown Baton Rouge which is a component of a mixed-use project with 85 multi-family residential units and commercial uses.
- *Louisiana State*: Served as lead counsel to the State of Louisiana for the acquisition of property sites and the financing of six state office buildings and three parking garages; negotiated and structured acquisition of more than 40 individual tracts of land in downtown Baton Rouge to assemble four blocks for these buildings (one tract needed to be expropriated).

Oyster Leasing

- *Freeport-McMoRan*: Provided legal advice on matters involving oyster lease issues, complex coastal restoration issues, and co-existent rights of State/Freeport (property owners)/oyster leaseholders.

Public-Private Partnerships

- *Americana Traditional Neighborhood Development–Zachary*: Served as Developer’s counsel in structuring numerous public-private components of the development.
- *IBM Center–Baton Rouge*: Serves as lead counsel to the developer, an affiliate of Commercial Properties Realty Trust. This project is a complex public-private partnership between the developer, IBM, the State of Louisiana, the Louisiana Department of Economic Development and the City of Baton Rouge/Parish of East Baton Rouge. The complex which comprises a full city block includes a 10-story office building development with 85 luxury apartments.
- *IBM Center–Monroe*: Serves as counsel to Southern Lifestyles Development, LLC for the development of a new IBM center in Monroe, Louisiana. Although similar to the project in Baton Rouge, this public-private partnership will include the developer, CenturyLink, a public national technology company, IBM, the State of Louisiana and the Louisiana Department of Economic Development.
- *Knock Knock Children’s Museum–Baton Rouge*: Served as counsel to the museum in the structure, formation and documentation of the public private partnership with the Museum 501 (c) (3), the Baton Rouge Recreation Commission, the City/Parish and the State of Louisiana.
- *Moncus Park–Lafayette*: Serves as lead counsel to for the development of the city park for the City of Lafayette. This project is a complex public-private partnership between the Moncus Park, Inc., the City of Lafayette and the State of Louisiana.
- *Morganfield Traditional Neighborhood Development–Lake Charles*: Served as Developer’s counsel in structuring numerous public-private components of the development.
- *Port Wonder Children’s Museum–Lake Charles*: Served as counsel to the Provident Resources Group, Inc. in the structure, formation and documentation of the public private partnership with Provident, the Museum 501 (c) (3), the City of Lake Charles, Louisiana Department of Wildlife and Fisheries, Coastal Protection and Restoration Authority, LAWFF Science and Education Center, LLC, and The Children’s Museum of Southwest Louisiana, Inc
- *Shaw Center for the Arts–Baton Rouge*: Organized one-of-a-kind public-private partnership structured transaction, negotiated architect and contractor agreements, and served as the point person for all allocations on the development of a \$50-million, 200,000-square-foot theater/museum/teaching facility. The partnership, consisting of the State of Louisiana, the City of Baton Rouge/Parish of East Baton Rouge, Louisiana State University and the Baton Rouge Area Foundation, now serves as the model for future public/private partnerships in Louisiana.

- *Water Campus–Baton Rouge*: Serves as lead counsel to the developer of The Water Campus, a complex public-private partnership, in Baton Rouge, Louisiana. The partners are the State of Louisiana, the City of Baton Rouge/Parish of East Baton Rouge, the Baton Rouge Area Foundation and Commercial Properties Realty Trust. After two years of extensive negotiations, the real estate component of the transaction closed in 2015. Developing over the next decade, The Water Campus will be on 35 acres along the Mississippi, adjacent to downtown Baton Rouge. In that time, the number of researchers and support staff employed at the facility will expand to over 4,000. More than 1.8 million square feet of labs, research facilities and commercial space will enable them to carry out their vital work in a collaborative environment – studying coastal threats, formulating theories, exchanging ideas, and cooperating to arrive at innovative solutions that might never be possible working alone.

Renewable Energy

- *Power Strategies, LLC*: Lead Counsel for the development of five (5) solar facilities on multiple Louisiana Department of Military installations.

Residential

- *5401 North Residential* (Raleigh, North Carolina): 300-acre residential development.
- *Acadia Plantation Development*: In Thibodaux, Louisiana; 1,000-acre mixed-use development, a 200-acre office and retail and a 490-acre TND.
- *Americana Traditional Neighborhood Development*: Serves as lead counsel for a 400-acre TND in Zachary, Louisiana. Americana is a mixed-use Traditional Neighborhood Development with residential, office, commercial and civic spaces on a rolling 413.70-acre site.
- *Atwater Residential Community*: Serves as lead counsel for a 700-acre community in Baton Rouge, Louisiana. Americana with over 750 single family residential lots.
- *Bailey Family*: Structured and negotiated the development of a 500-acre TND in Lafayette, Louisiana.
- *Materra Planned Unit Development*: Serves as lead counsel for a 100-acre PUD in Baton Rouge, Louisiana on the Woman’s Hospital campus.
- *River View Traditional Neighborhood Development*: Served as lead counsel for a 500-acre TND in Port Allen, Louisiana.
- *Rouzan Traditional Neighborhood Development*: Serves as lead counsel for a 200-acre TND in Baton Rouge, Louisiana. Americana is a mixed-use Traditional Neighborhood Development with residential, office, commercial and civic spaces on a 200 acre site.
- *Sugar Mill Pond Traditional Neighborhood Development*: Serves as original lead counsel for a 500-acre TND in Youngsville, Louisiana. Americana is a mixed-use Traditional Neighborhood Development with residential, office, commercial and civic spaces.

Residential: Student Housing

- *Capstone Companies*: Served as local counsel for numerous student housing projects in Baton Rouge.

- *Dovetail Development, LLC*: Served as local counsel for numerous student housing projects in Baton Rouge.
- *Fairfield Residential Company, LLC*: Served as local counsel in Baton Rouge
- *Michael's Student Housing Group*: Served as local counsel in Baton Rouge

Residential: Temporary Housing – Katrina/Rita

- *Fluor Corporation*: Served as lead Louisiana counsel for Fluor in 57 Louisiana parishes.

Research

- *Research Park Corporation*: Served as lead counsel in the creation and development of the Louisiana Technology Park, was involved in the creation of the Research Park Corporation, developed the concept for the creation of the Louisiana Technology Park, structured the LTP, and was instrumental in funding. The Louisiana Technology Park is a private-public alliance formed to create the most active and innovative atmosphere for e-business, high-technology and biotechnology between Houston and Atlanta. The State of Louisiana and the Research Park Corporation have joined with the ECO structure alliance of EMC2, Cisco Systems, and Oracle to form a comprehensive catalyst for the Internet, e-commerce, and biotech economies, focused on growing startup companies; providing high-speed, high-volume commercial data storage and transmission; and offering swift, direct Internet connectivity. The technology business accelerator is owned and managed by Louisiana Technology Park LLC, a wholly-owned subsidiary of the nonprofit Louisiana-based technology developer, Research Park Corp.
- *Water Campus*: Serves as lead counsel to the developer of The Water Campus, a complex public-private partnership, in Baton Rouge, Louisiana. The partners are the State of Louisiana, the City of Baton Rouge/Parish of East Baton Rouge, the Baton Rouge Area Foundation and Commercial Properties Realty Trust. After two years of extensive negotiations, the real estate component of the transaction closed in 2015. Developing over the next decade, The Water Campus will be on 35 acres along the Mississippi, adjacent to downtown Baton Rouge. In that time, the number of researchers and support staff employed at the facility will expand to over 4,000. More than 1.8 million square feet of labs, research facilities and commercial space will enable them to carry out their vital work in a collaborative environment – studying coastal threats, formulating theories, exchanging ideas, and cooperating to arrive at innovative solutions that might never be possible working alone.

Retail: Regional Mall

- *General Growth*: Served as local lead counsel for the 1-million-square-foot Mall of Louisiana (with a 300,000-square-foot expansion). Major land use work on numerous expansion projects.
- *Jim Wilson & Associates, Inc.*: Served as principal counsel in the development of the Mall of Louisiana.
- *Lee Berg Fine Jewelers*: Served as lead counsel on all leasing in the Gulf South region for the jewelry store chain.

Revitalization and Redevelopment

- *Bon Carré*: Bon Carré Business Center is a technology, research, and business hub that is anchored by a high-tech data storage facility and is the current home for a number of high-tech businesses. Served as lead counsel on the conversion of a 900,000-square-foot shopping center into a mixed-use business development, structured the acquisition of Bon Carré with unique conversion, and dealt with numerous retail tenant issues.

Wetlands Preservation and Restoration

- *Department of Natural Resources*: Served as outside counsel for the Atchafalaya Basin, the nation's largest river swamp, containing almost one million acres of our nation's most significant bottomland hardwoods, swamps, bayous, and back-water lakes, on all real estate issues for the basin program (\$50 million over two years); handled significant issues with the U.S. Army Corps of Engineers.

Professional Activities & Community Involvement

Current Leadership and Board Service

- Arts Council of Greater Baton Rouge – Advisory Board
- East Baton Rouge Redevelopment Authority – Board of Commissioners, Vice Chairperson
- LSU Foundation – Board of Directors, Past Chairperson
- LSU Lakes Committee – Vice Chairperson
- LSU Property Foundation – Board Member
- LSU Real Estate and Facilities Foundation – Board Member, Past Chairperson
- LSU Research Foundation – Board Member, Vice Chairperson
- Urban Land Institute, Louisiana Chapter – Member

Past Chairperson or President

- Arts Council of Greater Baton Rouge
- Baton Rouge Area Chamber
- Capital Area United Way
- Capital Area United Way Campaign
- Champac, Inc.
- Council for a Better Louisiana
- East Baton Rouge Parish Planning Commission Zoning Advisory Committee
- Friends of the Louisiana State Museum of Art
- Greater Baton Rouge Canvas Workshop
- Greater Baton Rouge Partnership
- Louisiana Arts and Science Center

- Louisiana Futures Institute
- LSU Alumni Federation – East Baton Rouge Chapter
- LSU Foundation
- LSU Law Center Chancellor’s Society
- LSU Museum of Art
- LSU School of Architecture Advisory Board
- LSU Swine Palace Theater
- Mayor’s Red Tape Reduction Task Force
- Pennington Foundation – Board Member only
- Public Affairs Research Council of Louisiana – Board Member only

Recognitions

- **Chambers USA:** Band 1, Real Estate, *since 2005*
- **Chambers USA:** Band 1, Real Estate: Zoning/Land Use, *since 2023*
- **Super Lawyers:** Real Estate: Business; Land Use/Zoning; Business/Corporate; State, Local & Municipal, *2007-2020, 2023-2026*
- **The Best Lawyers in America®:** Corporate Law, Land Use and Zoning Law, Litigation – Land Use and Zoning, Project Finance Law, Public Finance Law, and Real Estate Law, *since 1993*
- **Baton Rouge Business Report:** Capital Region 500, *2023-2025*
- **Lawdragon:** 500 Leading Real Estate Lawyers, *2025*
- **Martindale-Hubbell®** AV Preeminent, *since 2001*

Media

[Publications](#)

[Presentations](#)

- Charles was featured on the cover of the *Baton Rouge Business Report*’s September 2024 issue. In “[The Godfather of Growth](#),” the magazine highlights his celebrated career as a real estate attorney, developer, and community leader.

- Charles was honored by the Baton Rouge Area Foundation as the winner of the 2020 Marcia Kaplan Kantrow Baton Rouge Visionary award for using his skills and determination to implement the master plan for downtown Baton Rouge. Charles helped the state consolidate its rented spaces into state-owned Art-Deco inspired buildings on North Street. He was also central to the expansion of downtown hotels, beginning with the success of the Capital House Hotel. Charles was also an early proponent of and the legal mind behind much of the Arts Block, including its early anchor, the Shaw Center for the Arts, and the many new restaurants and apartments that followed. BRAF selects award winners whose vision and action fosters smart growth of the Capital Region based on New Urbanist principles.
- In the September 18, 2012, edition of the *Baton Rouge Business Report*, Charles was identified as one of the 30 most influential people in the Capital Region over the past 30 years.
- Charles was named to the top 10 list of the most influential people in the Baton Rouge Capital region in the *2007 Power Book*, published by the *Baton Rouge Business Report*. The list was compiled from surveys of the *Business Report's* readers.
- Charles was named the 2006 Businessperson of the Year by the *Baton Rouge Business Report* and Junior Achievement. The Business Awards are annually awarded to the top local executives or entrepreneurs. Started in 1984, the awards are based on successful demonstrations of leadership, vision, ingenuity and innovation. This is the first time the Businessperson of the Year award has been given to an attorney.
- Charles received the 2002 Distinguished Leadership Award for a Citizen Planner presented by the Louisiana Chapter of the American Planning Association for his effective leadership in community and regional planning dedicated to promoting planning and implementing policies which improve the quality of life for citizens throughout the State of Louisiana.
- "Sports-Anchored Mixed-Use Districts: Universities Blazing a Trail," 2024 P3 Higher Education Summit, Washington, D.C., October 7, 2024.
- Multi-component presentation, LSU Law Center Professor Chris Tyson's Real Estate class on development with a focus on Traditional Neighborhood Developments. Landry has assisted with the planning and recruitment of developers, engineers, and contractors to provide "real life" examples of development, 2010 through 2016.
- "Developing Long Term Trends in Development," Center for Planning Excellence (CPEX) Smart Growth Summit, Baton Rouge, La., 2015.
- "Conflict Resolution," Center for Planning Excellence (CPEX) Smart Growth Summit, Baton Rouge, La., 2014.
- "Conflict Resolution," Louisiana Municipal Association's 2014 Mid-Winter Conference for Municipal Officials, February 5, 2014.
- "Economic Development Districts in Louisiana," Center for Planning Excellence (CPEX) Smart Growth Summit, Baton Rouge, La., 2013.
- "Current Trends in TNDs," Center for Planning Excellence (CPEX) Smart Growth Summit, Baton Rouge, La., 2012.
- "The State of Real Estate in Louisiana: Can You Finance Your Project?" Growth Coalition, Baton Rouge, La., Aug. 25, 2009.

- “Innovative Land Use Orders,” Center for Planning Excellence (CPEX) Smart Growth Summit, Baton Rouge, La., 2008.
- “Traditional Neighborhood Developments”: Center for Planning Excellence (CPEX), Baton Rouge, La., 2007.
- “Managing Construction Projects,” Lorman Educational Seminar, 2007.
- “Land Entitlement Process,” Professor John Costonis, Paul M. Hebert Law Center, Louisiana State University, 2007.
- “Approaches to Planning and Zoning Ordinances for Louisiana Municipalities,” Louisiana City Attorneys Association, 2006.
- “Land Use Institute: Planning, Regulation, Litigation, Eminent Domain & Comp.,” ALI-ABA Committee on Continuing Professional Education, 2006.
- “Practical Guide to Zoning and Land Use Law in Louisiana,” National Business Institute, 2006.
- “Zoning and Land Use Law,” Lorman Educational Seminar, 2005.
- “Land Use – CLE by the Hour,” Baton Rouge Bar Association, 2004.
- “Zoning and Land Use,” Lorman Educational Seminar, 2004.

Credentials

Education

Admissions

- J.D. from Louisiana State University, 1977
- B.S. from Louisiana State University, 1975
- Louisiana

Recent News

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Mar 27, 2026

[Super Lawyers® Recognizes 25 Fishman Haygood Attorneys & Names Bendana, Herman, Manthey, and Nobles to "Top" Lists](#)

Notable Rankings



Charles Landry



THE CAPITAL REGION

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