



Steven C. Serio

Partner

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Practice Focus

Business Banking and Finance

Corporate Law

Mergers and Acquisitions

Real Estate

Securities, Private Equity and Venture Capital

About

Steven Serio is a results-oriented real estate and corporate attorney with a reputation for spearheading complicated transactions from start-to-finish in an organized, detailed, and productive manner. He represents a diverse group of business clients, both big and small, including real estate developers, landlords, commercial tenants, entrepreneurs, business owners, executives, and lenders. A Chambers and Partners ranked attorney, Steven's clients note that "he is calm under pressure; he never gets rattled."

"[Steven's] acumen and knowledge on all issues is great. He's always one step ahead when it comes to getting the deal done and he is very efficient." —Real Estate Client, *Chambers and Partners*

Steven's practice includes all aspects of real estate development—acquisitions and sales of commercial retail properties, office buildings, apartment complexes, mixed-use town centers, and industrial properties; leasing; condominium development; and commercial loan transactions. Steven has significant experience negotiating CMBS financings and non-recourse loans. He also counsels clients in the areas of commercial contracts, mergers and acquisitions, and corporate law.

Steven is a fellow of the [American College of Real Estate Lawyers](#), the preeminent association of commercial real estate lawyers focused on service to clients, colleagues, and the profession. He is also a member of the [NAIOP Commercial Real Estate Development Association](#) and currently serves on the Louisiana Government Affairs – State Subcommittee. Steven is the former State Chair of Louisiana for the [International Council of Shopping Centers](#) and was part of the Council for a Better Louisiana's 2014 [Leadership Louisiana](#) Class.

Steven is a licensed title insurance producer and vice president of [Commercial Title Agency, L.L.C.](#) As an authorized agent of First American Title Insurance Company and Fidelity National Title Insurance Company, Steven handles title insurance matters of all sizes in commercial real estate transactions. He is also a licensed Certified Public Accountant (*inactive*).

Experience

- [Purchaser of the ReFresh Project](#), a 60,000 sq. ft. Whole Foods-anchored mixed-use community health hub developed to bring together partners to serve neighborhood health, education, and nutrition needs in New Orleans, La.
- [Stirling](#), a full-service commercial real estate company servicing the Gulf South region, in the buyout of the interest of CBL & Associates Properties, Inc. (NYSE:CBL) in Fremaux Town Center, a 640,000 sq. ft. commercial shopping, retail, and dining center in Slidell, La.
- [Lonestar Electric Supply](#), the 20th largest distributor in the electric space, regarding corporate and real estate matters for its first out-of-state distribution center in Louisiana.
- Stirling Properties, a full-service commercial real estate company servicing the Gulf South region, in its acquisitions of [Beck Partners](#) and [IV United Plaza](#).
- Ambassador Town Center, a 425,000 square foot retail center in Lafayette, La., anchored by Costco Wholesale, including the acquisition, construction financing, title work, and implementation of a payment in lieu of taxes program for infrastructure and site improvements.
- Stirling Medical Lacombe's \$22M acquisition and financing of the Louisiana Heart Hospital in Lacombe, La.
- Mid-City Market, a 107,000 square-foot Winn-Dixie anchored shopping center on Carrollton Avenue in New Orleans, La., involving the acquisition and construction financing.
- Fremaux Town Center, an 80-acre retail center anchored by Kohls, Best Buy, Dick's, and Dillard's; the transaction involved the buyout of the original developer group through a stock purchase, a joint venture agreement between Stirling Properties and CBL Properties, as well as the construction financing and title work.
- Numerous CMBS refinancings of shopping centers, office buildings, hotels, and multi-family apartment complexes throughout Louisiana.
- Pan American Life Building in New Orleans, La., acquisition and permanent financing.
- Rouses Markets' negotiated acquisition of over 20 A&P and Sav-A-Center grocery stores in Louisiana and Mississippi.

Recognitions

- **Chambers USA: Band 3**, Real Estate, *since 2016*
- **Legal 500: New Orleans Elite**, Band 3, Corporate and M&A, 2026
- **Best Lawyers®: “Lawyer of the Year,”** Commercial Finance Law, 2026
- **Super Lawyers:** Real Estate, Business & Corporate, Mergers & Acquisitions, *since 2020*
- **Super Lawyers:** "Rising Star", 2012-2018
- **Lawdragon:** 500 Leading Real Estate Lawyers, 2025
- **New Orleans Magazine: Top Lawyers**, Real Estate Law, 2021; 2024; 2025
- **Inside New Orleans: Readers' Favorite Elite Lawyers**, Real Estate Law, 2025
- **Best Lawyers®: “Lawyer of the Year,”** Real Estate Law, New Orleans, 2023
- **Best Lawyers®: “Lawyer of the Year,”** Commercial Finance Law, New Orleans, 2021
- **The Best Lawyers in America®:** Commercial Finance Law, Corporate Law, Mergers and Acquisitions Law, and Real Estate Law, *since 2016*

Media

[Publications](#)

[Presentations](#)

- Author, “**Real Estate Attorneys Beware: High-dollar Transactions are Riskier Than Ever,**” *Biz New Orleans*, Oct. 2025.
- Panelist, “Common Pitfalls in a Purchase and Sales Agreement (PSA) for Buyers and Sellers,” ICSC (Innovating Commerce Serving Communities) Local New Orleans, Nov. 10, 2022.
- Speaker, National Business Institute seminars in the practice areas of real estate and mergers and acquisitions.
- Speaker, Loyola University’s College of Law in the areas of business transactions.

Credentials

[Education](#)

[Admissions](#)

- J.D., *cum laude*, from American University's Washington College of Law, 2005
 - Editor-in-Chief of the American University Law Review
- B.B.A. in Accounting, *cum laude*, from University of Notre Dame, 2000
- Louisiana

Recent News

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[Eight Fishman Haygood Attorneys, Firm Recognized in Inaugural Legal 500: City Elite – New Orleans Guide](#)

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[Fishman Haygood Partner Steven Serio Featured in Louisiana Super Lawyers Magazine](#)

Notable Rankings





Steven C. Serio



Commercial Finance Law
New Orleans, Louisiana

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