ECKERT SEAMANS



Andrew K. Schwabenbauer

MEMBER

Andrew Schwabenbauer focuses his practice on real estate law, specializing in the complex business and legal issues surrounding the oil and gas industry. He handles a broad range of real estate matters, including acquisitions, divestitures, and large-scale due diligence projects. Andrew provides strategic guidance to clients on zoning, land use, and title issues throughout the due diligence process and acquisition of real estate assets. He also negotiates, drafts, and reviews agreements concerning the transfer or leasing of real estate assets and the operation of oil and gas properties.

Andrew has significant experience in surface and mineral title matters, with a proven track record of assessing ownership, production, and development issues across the Appalachian Basin.

REPRESENTATIVE MATTERS

- Represented a large public university in the long-term leasing of two on-campus hotels.
- Assisted a large-cap natural gas pipeline company in numerous leasing and easement matters, including negotiations with competitors and landowners.
- Successfully represented and advised a natural gas utility in resolving landowner disputes, avoiding litigation, and fostering positive community relations.
- Led large-scale due diligence for the acquisition and development of several utility-scale solar projects across Pennsylvania, with a cumulative value exceeding $140 million.
- Advised clients on the acquisition and disposition of various real estate assets, with transaction values ranging from $1 million to $50 million.
- Facilitated the acquisition, leasing, and easement processes for the expansion of a local transit authority.
- Represents clients in the leasing of office, warehouse, mixed-use, and industrial spaces, as well as handling landlord-tenant matters.
- Advises clients on easement matters, including securing temporary construction easements, permanent utility easements, and encroachment agreements.

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PRACTICE AREAS:

Real Estate

Energy

Shale Gas

Data Centers

STATE ADMISSIONS:

Pennsylvania

West Virginia

EDUCATION:

M.B.A., Pennsylvania State University, 2015

J.D., Pennsylvania State University, Dickinson School of Law, 2011

B.A., Pennsylvania State University, 2008

PROFESSIONAL AFFILIATIONS

- Marcellus Shale Coalition
- Penn State Law Center for Agricultural and Shale Law
- Allegheny County Bar Association

NEWS AND INSIGHTS

SPEAKING ENGAGEMENTS

- "A Download on Data Centers," co-presented at Eckert Seamans' 2026 Joel Lennen Legal Primer, August 6, 2026.
- "Deciphering the Future Commercial Real Estate Markets," co-presented at the Eckert Seamans' Joel Lennen Legal Primer, August 2023.