

PHILADELPHIA, PENNSYLVANIA

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Samuel M. Franklin

MEMBER

Sam Franklin represents real estate investors, developers, landlords, and tenants, and advises banks, government agencies, community groups, as well as nonprofits on real estate-related matters. His practice encompasses all stages of a real estate investment project, including acquisition and sale, construction, financing, leasing, property management, and zoning approvals and appeals.

Sam's real estate practice also assists clients on matters of corporate governance and tax efficiency, and helps coordinate with financiers, government bodies, design and construction professionals, and other consultants and service providers.

Prior to joining Eckert Seamans, Sam served as a legal intern for the American Civil Liberties Union of Pennsylvania. His career also includes public sector work at Philadelphia Industrial Development Corporation, Municipal Court, and the Mayor's Office.

When Sam isn't practicing law, he can be found on the Schuylkill River coaching his former high school rowing team or at his local park with his wife Erica, daughter Lily, and their dog Scout.

PRACTICE AREAS:

Real Estate

Land Use

Hospitality

Business Counseling

Financial Transactions

STATE ADMISSIONS:

Pennsylvania

EDUCATION:

J.D., University of Pittsburgh School of Law, 2015; Editor-in-Chief, *Journal of Technology Law & Policy*

B.A., University of Pennsylvania, 2012

PROFESSIONAL AFFILIATIONS

- Philadelphia Bar Association
- Pennsylvania Bar Association
- American Bar Association

AWARDS AND RECOGNITION

- Selected for inclusion in *The Legal 500* Philadelphia City Elite rankings, for Real Estate, 2026
- Received The Best Lawyers: Ones To Watch recognition for Land Use and Zoning Law; Real Estate Law (2021 – 2023; 2025 & 2026)
- Selected for inclusion in *Pennsylvania Super Lawyers – Rising Star*

NEWS AND INSIGHTS

SPEAKING ENGAGEMENTS

- "Key Terms in Commercial Leases," Eckert Seamans Legal Essentials Lunch Series Program, November 2025.

- “Commercial Leases for Small Businesses,” presenter, Philadelphia VIP webinar, February 19, 2025.