



## Samuel B. Franck

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### Professional Experience

Sam leads the Real Estate practice. His experience includes all aspects of commercial real estate and community association matters. He regularly assists commercial and residential developers in the acquisition, subdivision, development, zoning, and sale of real property, including the formation of complex, mixed-use planned communities, commercial and residential condominiums, and multi-tenant commercial projects.

Additionally, Sam represents purchasers and lenders with regard to the evaluation of failed and distressed real estate projects and the development of strategies to maximize value and limit liability in connection with those projects. He also assists developers in the preparation of planned community and condominium documents and represents condominium and community associations on a wide variety of legal matters, including transition issues, restatement and amendment of community documents, and resolution of community issues and disputes.

Sam is a North Carolina Board Certified Specialist in Real Property Law: Commercial Transactions.

### Practice Concentrations

Commercial Real Estate Acquisition, Financing, Development, Subdivision, and Sale

Development of Condominiums and Planned Communities and Mixed Use Projects

Condominium/Community Association Law

Zoning, Subdivisions, and Land Use Planning Law

Interstate Land Sales Act Compliance and Issues

### Education

J.D., College of William & Mary Law School, 2002. Moot Court Board

B.S., Civil Engineering, Virginia Polytechnic Institute and State University, 1998

### Admitted to Practice

North Carolina, 2006

Virginia, 2002

## Honors and Distinctions\*

"Legal Elite," Business North Carolina, Real Estate, 2018-2019

"Rising Star," North Carolina Super Lawyers, 2013-2015



**BOARD CERTIFIED SPECIALIST**  
NORTH CAROLINA STATE BAR  
*Commercial Real Property Law*

Super Lawyers

BUSINESS NORTH CAROLINA'S  
**LEGAL ELITE**

## Professional and Community Affiliations

American Society of Civil Engineers

Business Alliance for a Sound Economy (BASE) (executive committee, board member)

Cape Fear Habitat for Humanity (prior member, board of directors; member, advisory council)

Community Associations Institute

North Carolina Bar Association — Committee: Community Associations

North Carolina Bar Association Leadership Academy (Class of 2012)

North Carolina Bar Association — Sections: Real Property (past council member); Zoning, Planning and Land Use

Virginia Bar Association

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\* Please see the following websites for an explanation of the membership standards for the following recognitions: [www.bestlawyers.com](http://www.bestlawyers.com); [businessnc.com/special-sections/legal-elite/](http://businessnc.com/special-sections/legal-elite/); and [www.superlawyers.com/north-carolina](http://www.superlawyers.com/north-carolina).