

Nathan D. Fox

PARTNER

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LOCATED IN
Doylestown, PAWest Conshohocken, PA

MEET NATE

> *"If it touches dirt, that's what we do. I work with my clients to solve their legal issues in real estate, land use and zoning, construction, and business and corporate law; and it is a privilege to be called on when needed by my clients."*
>
> **— Nate Fox**

A partner in Obermayer's Business & Finance Department, Nate heads the suburban land use team. He concentrates his multifaceted practice in zoning, land use, and real estate transactions, as well as construction, business, and corporate law. Oftentimes, he serves as his client's real estate general counsel, handling all aspects of both the transactions and land use and zoning approvals. He has extensive experience in representing national and regional homebuilders, real estate owners, and developers in the commercial, industrial, residential, multifamily, hospitality, life science, and energy industries in zoning, land use, and real estate transactions. Additionally, he frequently assists clients in drafting and negotiating commercial real estate leases, sales, and purchases of multifamily, self-storage, office, retail, senior living and elder care facilities, warehouse, raw ground, and various commercial and industrial properties.

Nate focuses on reaching his clients' objectives in the most practical manner possible. He enjoys the relationship and problem-solving aspects of his practice and appreciates becoming a part of his clients' trusted circle of advisors. Nate's prior experience as a construction project manager and municipal solicitor has given him a unique perspective, enabling him to truly relate to his clients while working through their real-world development, construction, and real estate concerns.

When not working, Nate enjoys spending time with his wife and three daughters, road cycling,

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swimming, and reading. He rides his road bike several thousand miles per year and participates in various cycling events.

EXPERIENCE

Nate has represented clients ranging from individuals to large publicly traded companies. Some of his most notable matters include:

- Obtaining zoning relief, rezoning, and land development approvals in Pennsylvania and New Jersey for various commercial, residential, medical, industrial, life science, hospitality, self-storage, convenience store, quarry, and energy generation projects;
- On behalf of national and regional homebuilders and land development clients, obtaining land use and zoning approvals for single-family, townhome, and condominium units in southeastern Pennsylvania and the Lehigh Valley;
- Obtained several zoning amendments for clients in various southeastern Pennsylvania and Lehigh Valley municipalities for residential, mixed-use, commercial, senior living, life-sciences, hospitality, and self-storage development projects;
- Represented quarry operator in conditional use approval for new quarry facility, and successfully defended approval against appeals to the Court of Common Pleas and Commonwealth Court;
- Negotiated favorable settlements for clients in land use appeals, zoning enforcement action, and private causes of action under the M.P.C. and local ordinances;
- Assisting a convenience store operator in its land use and zoning approvals for its expansion into southeastern Pennsylvania;
- Represented numerous commercial solar developers in obtaining land use and zoning approvals throughout the Commonwealth of Pennsylvania for commercial solar generation facilities, from community to utility-scale solar;
- Prepared and reviewed declarations for planned communities and condominiums (commercial and residential) on behalf of national homebuilders, developers, and owners of real estate;
- Representing buyers and sellers in acquisitions and dispositions of various commercial, retail, industrial, and residential properties, on matters from raw ground to properties with existing tenants;
- Served as outside general counsel to local health system until its merger with a larger regional health system;
- Representing financial institutions and borrowers in lending and refinancing transactions;
- Formed numerous corporate entities and restructured various businesses' corporate structures, as well as the acquisition and sale of various business entities and related assets;
- Assist clients with formation, negotiation, and documentation of corporate entities for the purchase, investment, and development of various real estate investment projects; and
- Represented numerous contractors in reviewing and negotiating construction contracts and filing, litigating, and resolving mechanic's lien matters in Pennsylvania and New Jersey.

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NEWS & INSIGHTS

Obermayer Attorneys Recognized in the 2027 Best Lawyers Awards

August 21, 2026 by Melissa Osorio Dibble, Meredith A. Lowry, Kelly M. Barry, Jill Spevack Di Sciullo, Caitlin E. Foley, Darwin R. Beauvais, Rebecca A. Berger, Allison J. Burkhardt, Stephanie Stecklair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, W. Patrick Scott, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Walter W. Cohen, Stephanie H. Winegrad, Shari B. Veisblatt, Alex Basilevsky, Adam H. Tanker, Tara K. Burns, Michael D. Vagnoni, Nina B. Stryker, Leslie B. Spoltore, Nicholas Poduslenko, Michael S. Pepperman, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Paul C. Heintz, Samantha J. Evian, Julie R. Colton, Michael E. Bertin, David A. Nasatir

Nate Fox Is the Attorney Behind One of Lehigh Valley's Real Estate & Development 2026 Top Projects

March 11, 2026 by Nathan D. Fox

Highlights from Obermayer's Zoning & Land Use Practice

February 04, 2026 by Darwin R. Beauvais, Nathan D. Fox, Kellie A. McGowan, Michael E. Hooper

Obermayer Attorneys Earn National Recognition for Legal Excellence in 2026 Best Lawyers

August 21, 2025 by Caitlin E. Foley, Trisha R. Hudkins, Darwin R. Beauvais, Rebecca A. Berger, Allison J. Burkhardt, Stephanie Stecklair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Walter W. Cohen, Stephanie H. Winegrad, Shari B. Veisblatt, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Michael D. Vagnoni, Nina B. Stryker, Leslie B. Spoltore, Michelle L. Ringel, Nicholas Poduslenko, Michael S. Pepperman, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Samantha J. Koopman, Paul C. Heintz, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

Obermayer Attorneys to Present on Environmental and Approvals Considerations in Real Estate at ACCGP 17th Annual In-House Counsel Conference

April 10, 2025 by Darwin R. Beauvais, Nathan D. Fox, Matthew S. Olesh

Obermayer Attorneys Recognized in Best Lawyers 2025

July 17, 2024 by Trisha R. Hudkins, Darwin R. Beauvais, Rebecca A. Berger, Stephanie Stecklair Tarantino, Amanda C. Frett, Nathan D. Fox, Kellie A. McGowan, Matthew S. Olesh, Michael A. Thom, Marcelina R. Policicchio, Mathieu J. Shapiro, Stephanie H. Winegrad, Shari B. Veisblatt, Adam H. Tanker, Alina Chuklin, Tara K. Burns, Michael D. Vagnoni, Nina B. Stryker, Leslie B. Spoltore, Michelle L. Ringel, Nicholas Poduslenko, Hillary J. Moonay, Thomas A. Leonard III, David L. Ladov, Andrew J. Horowitz, Paul C. Heintz, Samantha J. Evian, Julie R. Colton, Michael E. Bertin

ACTIVITIES & HONORS

For seven consecutive years, Nate was selected to "Pennsylvania Super Lawyers Rising Stars". He was also included in the 2024 – 2027 editions of *The Best Lawyers in America*© List for Land Use & Zoning Law.

He is also a Consistory Member at St. Peter's Covenant Church, serves on the board of the Bucks County Children's Museum, and is part of the Bucks & Montgomery County Homebuilders' Association Political Action Committee.

Awards Won*





*Click here for a description of the standard or methodology on which the awards and honors are based. No aspect of this

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EDUCATION

Drexel University Thomas R. Kline School of Law, JD
Grove City College, BA

ADMISSIONS

Pennsylvania
New Jersey
Eastern District of Pennsylvania
Middle District of Pennsylvania

CAPABILITIES

Business & Finance

Banking
Corporate
Real Estate
Zoning & Land Use

Industry Focus

Financial Services
Individuals & Private Clients
International Businesses
Local Governments & Municipal Authorities
Nonprofit Organizations
Real Estate & Construction
Universities & Secondary Schools

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