

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

[Email Address]

[Date]

[Property Owner Name]

[Property Owner Address]

[City, State, Zip Code]

RE: TIME-SENSITIVE OPPORTUNITY Regarding [Property Address/Parcel Number]

Dear [Property Owner Name],

I am writing to you regarding your property located at [Property Address]. Due to recent or upcoming changes in local zoning regulations, your property may currently be eligible for a significant value increase or redevelopment opportunity that is time-sensitive.

Specifically, the current [Zoning Type] status allows for [mention specific opportunity, e.g., higher density, mixed-use, or commercial conversion]. However, these favorable conditions are subject to [mention deadline, ordinance expiration, or market shift], which may limit these options in the near future.

I am an investor/developer specializing in [Your Specialty] and am currently looking to acquire properties in your area that meet these specific criteria. Because of the current zoning window, I am prepared to offer:

- A competitive, premium purchase price based on the property's highest and best use.
- An expedited closing process to meet the zoning deadlines.
- A cash offer with no traditional financing contingencies.

This is not a generic solicitation, but a specific outreach based on the unique potential of your land/building under the current code. If you have considered selling or would like to understand how these zoning changes affect your property's market value, please contact me at your earliest convenience.

I can be reached directly at [Your Phone Number] or via email at [Your Email Address]. I look forward to hearing from you before this window of opportunity closes.

Sincerely,

[Your Signature]

[Your Printed Name]
[Your Title/Company]