

[Date]

[Developer Name/Company Name]

[Address]

[City, State, Zip]

Subject: Off-Market/New Listing: Shovel-Ready Custom Build Opportunity in [Neighborhood]

Dear [Developer Name],

I am reaching out because I have just listed a prime piece of vacant land that fits your profile for high-end custom builds or spec development. Given your recent work in [Area/Neighborhood], I wanted to bring this to your attention before it reaches the broader market.

Property Highlights:

- **Address:** [Property Address/Intersection]
- **Lot Size:** [Size in Acres or Square Feet]
- **Zoning:** [Zoning Classification, e.g., R-1]
- **Utilities:** [Available at street/Fully hooked up]
- **Topography:** [Flat/Gently Sloping/Cleared]

This site is ideally situated for a luxury custom home. It offers [mention unique selling point: e.g., privacy, views, proximity to schools, or high comps in the area]. Preliminary [surveys/soil tests/architectural sketches] are available upon request.

I have a full digital package ready for your review, including plat maps and zoning verification. Are you available for a brief call or a site visit this week to discuss the development potential of this lot?

Best regards,

[Your Name]

[Your Title]

[Your Phone Number]

[Your Email Address]

[Your Website/Brokerage]