

[Date]

[Investor Name]
[Investor Address]
[City, State, Zip]

RE: Exclusive Off-Market Opportunity - [Property Address/Parcel ID]

Dear [Investor Name],

I am reaching out to you because of your history with residential development in the [Local Area/Neighborhood] area. I have just listed a prime vacant lot that presents a high-margin opportunity for a custom build-to-suit project.

Property Highlights:

- **Location:** [Neighborhood Name] - High demand for new construction.
- **Lot Size:** [Square Footage/Acreage]
- **Zoning:** [Zoning Type, e.g., R-1 Residential]
- **Utilities:** [Available at street / Ready for hookup]
- **Topography:** [Flat / Gently Sloping / Cleared]

This parcel is situated in a district where recent new-build sales have reached upwards of \$[Price Range]. Given the current inventory shortage, a custom spec home on this site offers a significant ROI potential for the right builder or investor.

I have a full property packet available, including survey data, local comps, and zoning verification. Are you available for a brief call this week to discuss the acquisition terms?

Best regards,

[Your Name]
[Your Title/Company]
[Your Phone Number]
[Your Email Address]