

[Your Name/Company Name]
[Your Address]
[City, State, Zip Code]
[Your Phone Number]
[Your Email]

[Date]

[Property Owner Name]
[Property Owner Address]
[City, State, Zip Code]

Re: Investment Opportunity for Property at [Property Address/Parcel Number]

Dear [Property Owner Name],

I am writing to you because I am a local real estate investor interested in the property you own at [Property Address].

After reviewing the current local land-use trends and the city's master plan, I believe your property has significant untapped potential for a zoning change. Specifically, I am interested in exploring the possibility of rezoning this site from [Current Zoning] to [Target Zoning, e.g., Multi-Family or Commercial].

I am looking to acquire properties where I can handle the complex and costly process of rezoning and entitlement myself. This allows me to offer you a competitive price based on the future potential of the land, rather than just its current use.

If you have ever considered selling, or if you are interested in hearing what an "as-is" cash offer would look like for your property, I would appreciate the chance to speak with you.

I am a principal buyer, not a broker, which means there are no commissions involved. I can offer a flexible closing timeline that works for your schedule.

Please feel free to call or text me at [Your Phone Number] or email me at [Your Email Address] if you would like to discuss this further.

Thank you for your time and consideration.

Sincerely,

[Your Name/Signature]
[Your Company Name]