

[Your Name/Company Name]

[Your Address]

[City, State, Zip Code]

[Email Address]

[Phone Number]

[Date]

[Seller Name]

[Seller Address]

[City, State, Zip Code]

**RE: Letter of Intent for the Purchase of Commercial Land**

Dear [Seller Name],

This Letter of Intent ("LOI") outlines the proposed terms and conditions under which [Buyer Name] ("Buyer") offers to purchase the real property located at [Property Address/Legal Description] ("Property") from [Seller Name] ("Seller").

**1. Purchase Price:** The proposed purchase price is \$[Amount] payable in cash at closing.

**2. Earnest Money:** Within [Number] days of the execution of a formal Purchase and Sale Agreement, Buyer will deposit \$[Amount] into escrow with [Escrow Company Name].

**3. Inspection/Due Diligence:** Buyer shall have a period of [Number] days from the execution of the Purchase and Sale Agreement to conduct physical inspections, environmental assessments, soil testing, and zoning reviews.

**4. Legal and Documentation Review:** This offer is strictly subject to the review and approval of all legal documentation, including but not limited to the Purchase and Sale Agreement, title reports, and existing easements, by Buyer's legal counsel. The parties shall negotiate the final agreement in good faith.

**5. Closing Date:** The closing shall occur on or before [Number] days after the expiration of the Due Diligence period.

**6. Non-Binding Nature:** Except for the provisions regarding confidentiality and exclusivity (if applicable), this LOI is intended only as an expression of interest and does not create a legally binding obligation on either party. A binding commitment will only exist upon the execution of a formal Purchase and Sale Agreement.

**7. Expiration:** This offer remains valid until [Date/Time].

Sincerely,

[Your Signature]

[Your Printed Name]

[Your Title]

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**Accepted and Agreed:**

\_\_\_\_\_  
[Seller Name/Authorized Representative]

Date: \_\_\_\_\_