Hi (First Name),

I’m not sure that we’ve met before but I wanted to let you know that I recently showed your neighbor’s property that’s for sale over at (property address) to my buyers (name of buyers).

Unfortunately their offer wasn’t accepted but as I am sure you are not surprised to hear, they absolutely love this neighborhood.

What they are looking for is (describe the majority of the houses in that neighborhood).

Can you do me a favor? If you or someone you know is even considering selling, can you please let me know right away? I may be able to sell your house without it ever even hitting the market.

I take my job of finding my clients the right home for them very serious and that includes trying to locate both on market and off market inventory.

Please feel free to reach out to me by phone or text at (your number) or by email at (your email).

Thanks so much for your time and I hope to be hearing from you!

(Your info)