



PRE-PURCHASE PROPERTY PACKAGE

SAMPLE DELIVERABLE

We map the land, test the water, and know the ground.

PRE-PURCHASE PROPERTY PACKAGE

SAMPLE ONLY | ALL CLIENT NAMES, PROPERTY DETAILS, MAP CONTENT, AND FINDINGS IN THIS DOCUMENT ARE FICTITIOUS AND PROVIDED FOR DEMONSTRATION PURPOSES ONLY.

Prepared for	Willow Creek Holdings, LLC (fictional sample client)
Prepared by	Brooks Geoconsulting
Sample package date	May 10, 2026
Subject property	Fictitious 22.7-acre parcel, 4750 Canal Ridge Road, Perrysburg Township, Ohio
Intended use	Preliminary acquisition review for small development, homesite planning, contractor yard screening, or investment due diligence
Package scope	Integrated planning-level package combining parcel context, environmental screening, historical aerial review, drainage context, and recommended next steps before purchase
Representative package	Standard Pre-Purchase Property Package - starting at \$1,495. Enhanced rural packages with well-water or soil add-ons typically range \$1,950-\$2,750+ lab fees.

1. Executive Summary

This fictional sample shows how Brooks Geoconsulting may combine parcel mapping, environmental desktop screening, historical aerial context, drainage review, and next-step guidance into one pre-purchase property package, helping the client decide whether to

continue due diligence, what issues need deeper follow-up, and how the property appears at the planning level before larger costs are committed.

2. What This Package Is Designed To Do

- Give the client a fast but organized first-pass understanding of parcel context and major planning constraints.
- Help identify whether the property appears suitable for continued review, renegotiation, added specialist work, or early rejection.
- Translate technical map layers and desktop findings into plain-language takeaways a non-technical client can use.
- Create a cleaner handoff to attorneys, lenders, engineers, surveyors, or environmental professionals if the transaction moves forward.

3. Package Components Reviewed

This sample package is meant to show how several planning-level reviews can be combined into one readable due-diligence product. The table below illustrates the type of components a client could receive in a finished pre-purchase package.

Package component	Sample status	Purpose in package
Property GIS map	Included	Shows parcel context, access, adjacent parcels, roads, and basic planning geography.
Environmental desktop screening	Included	Flags obvious planning-level environmental constraints, nearby records, and follow-up triggers.
Historical aerial review	Included	Helps identify broad land-use change, former structures, and visible site transition over time.
Drainage / watershed review	Included	Adds context for ditches, low areas, flood influence, runoff direction, and drainage caution zones.
Well water / soil review	Optional add-on	Can be layered into the package when water quality or ground conditions are material to the purchase decision.

4. Sample Property Snapshot

For demonstration purposes, the fictional subject property is represented as a 22.7-acre tract along Canal Ridge Road in Perrysburg Township, Ohio, with road frontage to the north, a more usable central area, and drainage or flood-influenced ground toward the southern margin. The package is written as though a buyer is considering the tract for a modest redevelopment concept, contractor yard, storage use, or long-term land hold.

5. Key Sample Findings

The findings below are fictional and are included only to show how a pre-purchase property package may summarize the most decision-relevant issues for a buyer, lender, attorney, or planner.

Topic	Sample finding	Priority	Why it matters
Parcel context	Road frontage and broad parcel access appear favorable in this fictional sample review.	Low	A clean access picture usually helps early screening and lender comfort.
Floodplain / drainage	Southern parcel margin approaches drainage and flood-influenced ground in this sample.	Medium	Could affect buildable area, grading assumptions, or access improvements.
Historical use	Sample imagery narrative suggests former greenhouse and yard-storage activity.	Medium	Older site use may justify a site walkover and common-sense field verification.
Off-site context	A fictional historical dry-cleaning use appears off-site to the east.	Medium	Nearby solvent-related uses can prompt deeper file review in some transactions.
Overall screen	No single fictional red flag automatically ends early interest in the property.	Medium	The package supports moving forward cautiously, not skipping follow-up.

6. Pre-Purchase Decision Matrix

A package in this format is designed to help a client decide what should happen before closing, what can wait until later design work, and what issues are significant enough to justify specialist follow-up.

Decision topic	What the sample package suggests	Buyer posture	Suggested next action
Continue review?	Yes, cautiously, based on the fictional screening picture shown here.	Proceed	Keep the property under consideration while follow-up items are scoped.
Need site walk?	Yes, especially if visible remnants, fill, drainage, or old structures matter to the deal.	Recommended	Complete a brief site reconnaissance before relying too heavily on desktop review.
Need formal Phase I ESA?	Potentially, if lender, attorney, or deal size makes risk tolerance low.	Case-by-case	Escalate to formal ASTM work when transaction exposure is meaningful.
Need flood / drainage follow-up?	Yes, if site layout or building placement may involve the southern parcel margin.	Recommended	Confirm mapped floodplain, ditch geometry, and drainage implications.
Need well / soil additions?	Possibly, depending on intended use and what is already known about the property.	Optional	Add well water interpretation or soil review where those issues matter to the buyer.

7. Recommended Next Steps Before Closing

- Complete a brief site walk to confirm visible drainage conditions, access assumptions, and any remnants of former structures or yard use.
- Escalate to a formal Phase I Environmental Site Assessment if lender requirements, deal size, or legal exposure justify a higher standard of review.
- Confirm floodplain and drainage implications if development, fill placement, or building pads are likely near the southern parcel margin.
- Add well water interpretation, soil profile review, or agricultural sampling support when those topics are material to the intended use.

8. Deliverables Included in a Finished Package

- A short written due-diligence summary in plain language.
- Property GIS map or parcel context exhibit.
- Environmental desktop screening summary and issue table.
- Historical aerial review narrative and comparison panel.
- Drainage or watershed context exhibit, if scoped.
- Optional well, soil, or sampling add-ons depending on the client objective.

Prepared by

Brooks Geoconsulting

Sample preparer: Jacob Brooks / brand demonstration

Date: May 10, 2026

Exhibit A-1 | Property GIS Context Map

Illustrative placeholder for parcel boundary, road access, adjacent ownership, basemap context, and parcel callouts.

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, aerial comparison, screening panel, or drainage figure here.

Exhibit A-2 | Environmental Screening Summary

Illustrative placeholder for environmental constraints, nearby records, and mapped floodplain or wetlands context.

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, aerial comparison, screening panel, or drainage figure here.

Exhibit A-3 | Historical Aerial Review

Illustrative placeholder for multi-year aerial comparison and land-use transition notes.

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, aerial comparison, screening panel, or drainage figure here.

Exhibit A-4 | Drainage / Watershed Context

Illustrative placeholder for ditch flow, low areas, runoff direction, and drainage caution notes.

SAMPLE EXHIBIT PLACEHOLDER

Insert project-specific map, aerial comparison, screening panel, or drainage figure here.

Fine print: Sample content is fictional. This package is a planning and due-diligence aid only. It is not a boundary survey, geotechnical engineering report, legal opinion, Phase I ESA, water safety certification, or environmental compliance certification.