

WINERY FOR SALE

± 8.23 ACRES

Investment Opportunity

1304 Main Street
Leeds, UT 84746

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Our Story

I learned about wine guided by my father at age 14, who would pour a dash of red wine into the lime aid we used to drink and told me, "Learn to recognize the flavor of tannins." He showed me the cultural side of not only drinking wine but also my background from my Spanish grandfather. I started reading about vineyards and winemaking. Fast forward to 2006, I acquired some land in Leeds, UT, in pursuit of a commercial venture for which it took me three years to get the construction permits.

In 2011, after attending some courses in Ensenada, Mexico, on practical winemaking, I decided to go ahead and do the craziest project ever. I decided to plant a vineyard... over five different years.... The first time I made wine in 2012 resulted in the most fabulous Zinfandel and world-class wine. I kept improving my results... The Vine Yard, LLC is the result of these efforts. The most rewarding experience I've had. Today, the wines produced in Leeds, UT, at The Vine Yard, are indeed **World Class**.

— Roberto Alvarez | President



About

Located in Leeds, Utah.

The property is Agriculturally zoned, 8.25 acres. Approx 6.00 acres planted 10 varietals 8,000 vines total. (All vitis-vinifera the european vine that makes wine.) All are planted with American root-stock, which makes them immune to phyloxera, a disease that destroys the root of the vine. American roots are immune to it. Roughly the vineyard is capable of producing about 40,000 – 45,000 lbs of grapes, which would translate into 10,000 to 12,000 bottles of wine. By most measures in terms of California wineries i am a tiny winery, but the important point is the wine is world class. Consider that in Burgundy (Borgogne), France there are wineries even smaller than mine. However, they sell some of the most expensive wines in the world.

So if you look at California or Washington State wineries, my price will be a bargain, the problem is.... who knows about Utah wineries?

I am among six other wineries in Southern Utah. There are a few more around the state, but NOWHERE in Utah have the weather conditions that Southern Utah has. My winery is situated at 3,600 feet above sea level, with temperatures no hotter than Spain. It also has windy conditions that are favorable in both summer and winter. These wind conditions help vines avoid freezing. Among the six wineries in Southern Utah, mine in Leeds has nearly the PERFECT conditions for a winery.

An example, 90% of vineyards in the world have to use copper sulfates to avoid a disease that grape vines are very prone to, powdery mildew. Because of the weather conditions, soil and wind here, it makes it relatively easy to avoid this powdery mildew. This puts me at an advantage, because I can produce wine without using the copper sulfates. When used, it falls to the ground and the roots pick it up.



WHY ?

Because they use wild, or as they like to call it, native yeasts. I can count with one hand the wines that are made in this fashion that are drinkable. In addition, most refuse to use SO₂ (Sulfites). Which is indeed a chemical that protects the wine, from oxygen (primarily), and bacteria, microbes and other sundry enemies of great wine. So, if you make wine without SO₂, in my opinion, it is wine that will not keep for long.

Of course there is the 'trained acolyte' who have told me, this wine made in this fashion, requires an "acquired taste" to appreciate it.

Well, I make wine, the old Western European style. I do use SO₂, I use cultured yeast, in which an entire field of scientist dedicate their time to pair the specific grape variety to carefully studied specific yeast strain.

Profile

Wine made from the grapes grown in our vineyard, 10 *Vitis Vinifera* varietals, plus blends: 6 reds: Cariñena, Garnacha, Petite Syrah, Tempranillo, Syrah, Zinfandel; 4 whites: Albariño, Sauvignon Blanc, Semillon Blanc, Viognier. Leeds has a unique combination of characteristics in its weather, elevation, latitude, and soil that makes its location ideal to produce excellent wine. The Vine Vine Yard produces 15 wines, from 10 varietals, plus blends. The wines range from soft white wines to bold full-bodied reds, the common denominator of all wines are the smoothness & balance between great tannins, fruit and acidity.

The origins of the grapes are France (5); Spain (4); Croatia (1).

Find Our Products

DABS Stores: Cedar City, Park City, Salt Lake, Hurricane, St. George, Kanab, and The Warehouse

Aragosta Restaurant – St. George

Tequilana Restaurant – Leeds

The Spotted Dog Restaurant – Springdale



Property Summary

ADDRESS	1304 Main Street Leeds, UT 84746
ASKING PRICE	Call For Pricing
TOTAL ACREAGE	8.23 Ac
TOTAL BUILDING SF	±2,580 SF
NUMBER OF BUILDINGS	2
BEDROOMS	3
BATHROOMS	2.5
YEAR BUILT	1997
ZONING	Agricultural; Business; Commercial; Residential
CONSTRUCTION	Exterior - Wood Siding Roof - Metal, Asphalt

- Located off Exit 22 in Leeds, UT.
- Fantastic Business Opportunity! Includes Equipment, Facility, Tasting Room, Private Well and Training.
- Also includes Residential building.



OR TEXT WINERY TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

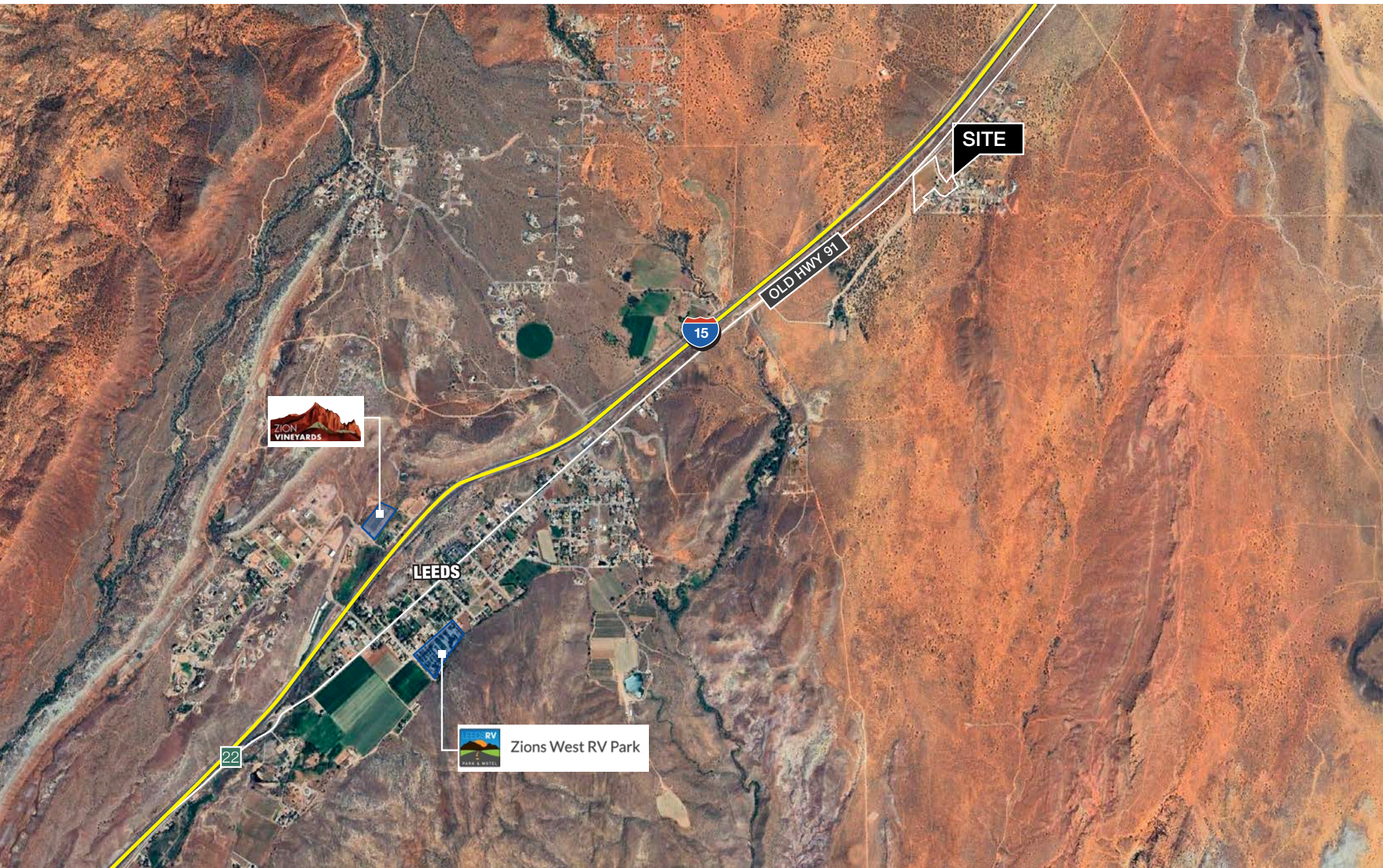
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Area Map



Area Map

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport









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Offering Memorandum

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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