



# MALAGÓN WINERY & HOTEL

VALLE DE GUADALUPE, BAJA CALIFORNIA, MX



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# ABOUT MALAGÓN

## PROPERTY INFORMATION

### PROPERTY ADDRESS:

Malagón Winery  
Calle C. 101  
Francisco Zarco (Valle De Guadalupe), B.C.,  
22750

## SITE DESCRIPTION

### LOT SIZE:

80.5 Hectares | 199 Acres

### SQUARE FOOTAGE OF BUILDINGS:

Total:10,642 SF  
Main Tasting Room and Gallery:3,500 SF  
Hotel and 2nd Tasting Room:4,000 SF

### PROPERTY TYPE:

Winery | Vineyard | Boutique Hotel | Event Space

First time on the market in decades, this is a rare opportunity to purchase one of the oldest and best vineyards in all of Valle. With plenty of water and a magnificent location, Viñedos Malagón is a diamond in the rough that has the potential to make the right hospitality group a world-class estate vineyard and premier destination hotel.

With exquisite views, an excellent location, and remarkable serenity in the heart of Valle, this naturally stunning property will not disappoint. It offers income-producing vineyards, great infrastructure, a tasting room, art gallery, a small hotel and an event center, and all of this is in a convenient location off a paved road near Highway 3. It is adjacent to Francisco Zarco and surrounded by other premier wineries, such as Monte Xanic, Solar Fortun, Château Camou, Viña de Frannes, Encuentro, and Norte 32.

Water is the blood of the Valle, and Viñedos Malagón is blessed to have plenty of it. There are sufficient water rights, wells in place, and water in the ground to support a larger hospitality development and the 17+ hectares of existing vineyards plus future expansion.

Malagón Winery offers a buyer the opportunity to take advantage of the outstanding groundwork already in place which includes a well-trained staff and management team, an extensive inventory of award-winning wines, and wholesale business to restaurants.



# INVESTMENT HIGHLIGHTS

- 2 certified wells with rights to 240,000m<sup>3</sup>/year and very rare substantial underground water.
- Considerable power to the hotel site in the middle of the property and large septic system that could support a much larger hotel.
- 2 Tasting rooms and event space.
- Boutique hotel consisting of 4 buildings with 4 suites, 6 bathrooms, and separate common house with kitchen/living room/dining room.
- Completely fenced 198-Acre property: 80 Acres Hillside, 40 Acres Planted Vines, and 78 Acres Flat to Plant.
- Underground irrigation running throughout entire 50+ hectares of easily farmed land with drip irrigation to existing vines.
- Critically acclaimed wines and highly sought-after grapes, Viñedos Malagón is the perfect vineyard for a large hospitality group to use to produce its own estate wines. The vineyards currently produce approximately 60 tons of ten grape varieties: Petite Sirah, Sauvignon Blanc, Grenache Blanc, Merlot, Nebbiolo, Grenache, Chardonnay, Cabernet Sauvignon, Sangiovese, and Cabernet Franc. A large section of the vineyards contains some of the oldest vines in Valle— an award-winning Grenache is produced from these older vines.
- World-class location for up-scale hotel, restaurant, and/or residential development, which, mostly thanks to the incredible setting of the existing hotel, has resulted in 4.8 rating on TripAdvisor (#5 out of 205 places to stay in Valle) Malagón is also surrounded by some of the best wineries in Valle, has a church for weddings and services immediately adjacent that was donated by Malagón, and is located in a small village off a paved road and near the main highway, making it very accessible and convenient for guests.
- The entitlements, improvements and in-place infrastructure could potentially save years in the development of a new hotel and winery on the site.
- The real estate has been owned by a private individual for more than 20 years and in the same family for over 60 years. A portion of the property (mostly on the hillside) is “possession” land that is in the final stages of being transferred to fee simple ownership. The winery is separately owned in a Mexican corporation that is not included in this sale, but it could be added if desired.





# PLANTED VARIETIES

	Age of Vines	Amount Planted	Tonnage*
Petite Sirah	3 to 12 years old	6 Acres	12
Grenache	80 years old	8 Acres	14
Merlot	15 years old	3 Acres	5
Nebbiolo	12 years old	3 Acres	8
Sandrovace	1 to 7 years old	1.5 Acres	2
Sauvignon Blanc	1 to 10 years old	3.5 Acres	5
Grenache Blanc	1 to 8 years old	7 Acres	4
Chardonnay	4 years old 2	2 Acres	3
Cabernet Sauvignon	15 years old	3 Acres	4
Cabernet Franc	7 years old	1 Acres	2

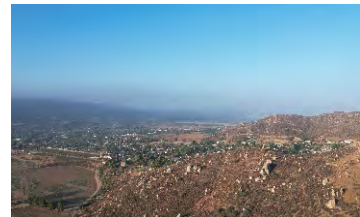
*\*Estimated tonnage varies annually from 50 to 65 tons.*



*Vines Planted in Yellow | Able to Plant in Green*



# PHOTOS OF THE PROPERTY





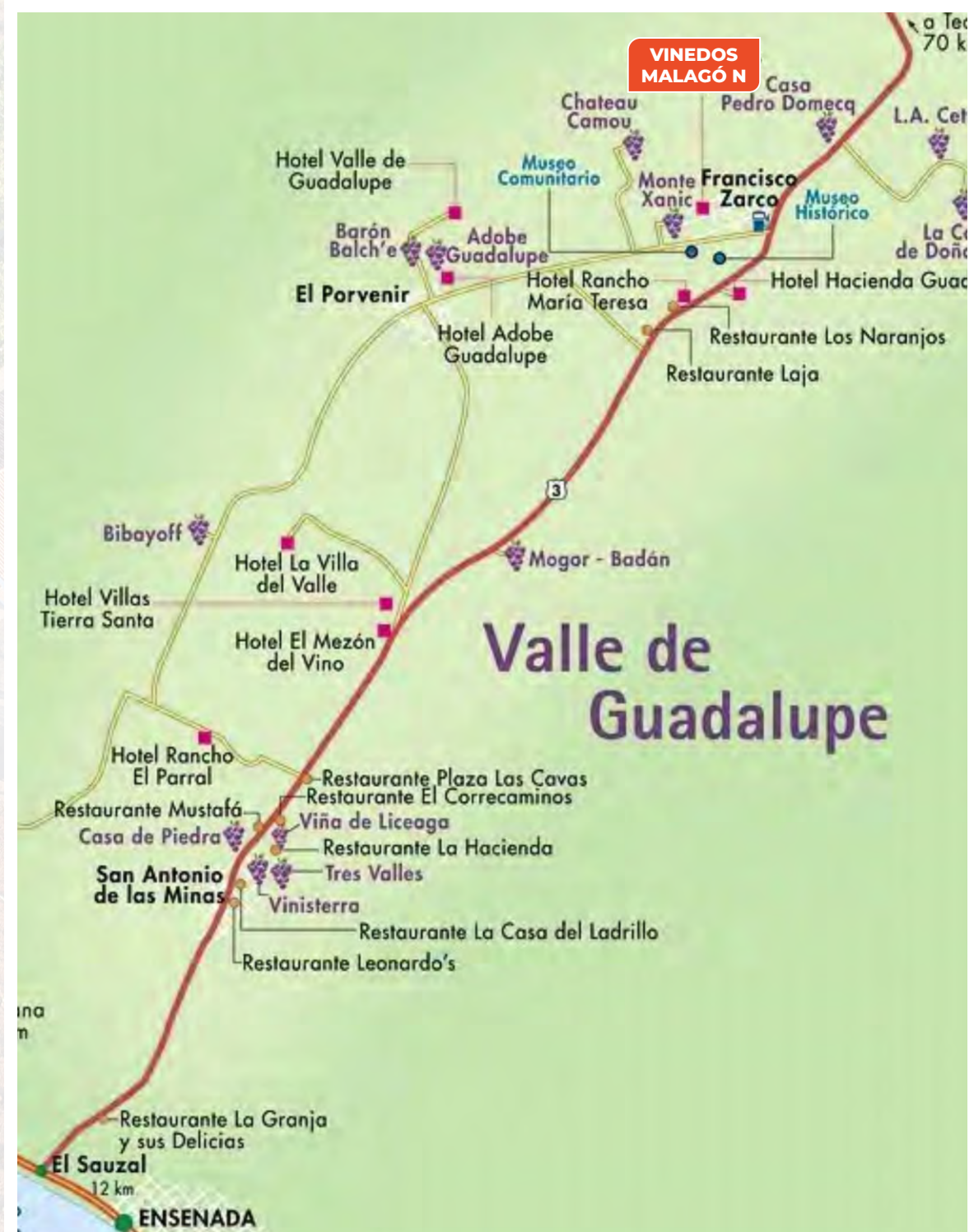
# PHOTOS OF THE PROPERTY





# VINEDOS MALAGÓN

## WINERY & HOTEL





# SITE PLAN





# SALES INFORMATION

**Listing Price: \$17,000,000 (\$21/m2)**

- All serious offers will be considered. For any offer to be considered, Seller will require proof of funds to be submitted with the offer.
- Upon receipt of an offer with supporting proof of funds, Seller and potential buyer shall sign an NDA, and Seller will release all information, licenses, title, financials, and other relevant information to the potential buyer.
- Seller may be willing to subdivide the property with a minimum size of 4 hectares and price of \$30/m2.
- Seller is open to all opportunities and may consider a joint venture with an extremely well capitalized and experienced group.



## CONTACT:

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