

FOR SALE

VIÑEDOS MALAGÓN

RARE OPPORTUNITY TO PURCHASE AN ESTATE VINEYARD IN THE HEART OF VALLE

VINEYARDS + HOTEL
VALLE DE GUADALUPE
80.5 HECTARES



PRICE
USD **\$17,000,000**
\$21/m²

OUTSTANDING POTENTIAL

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 history going back over a century, Viñedos Malagón is a diamond in the rough that has the potential to make the right hospitality group a world-class estate winery, hotel, and destination property.

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 winery, vineyards, great infrastructure, 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 the 17 hectares of planted vines, another 30+ hectares of easily planted land, and hotel/residential projects.



80 YEAR-OLD
VINES



FULLY OPERATIONAL
WINERY



PREMIUM
LOCATION

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Information contained herein is thought to be accurate; however, Buyer must verify all.

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- Property has certified wells with rights to 240,000m³/year, and it has a natural aquifer below it with substantial underground water supply to exceed those water rights capacity. It is thought that this property has the best combination of water rights and supply of any other property in the Valle. Underground irrigation running throughout entire 50+ hectares of easily farmed land with drip irrigation to existing vines.
- With a great record of producing 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 62 tons of seven grape varieties: Petite Sirah, Sauvignon Blanc, Grenache Blanc, Merlot, Nebbiolo, Grenache, Chardonnay, Cabernet Sauvignon, and Cabernet Franc. A large section of the vineyards contains some of the oldest vines in Valle.
- World-class location for up-scale hotel, restaurant, and/or residential development. Mostly thanks to the incredible setting, the exiting boutique hotel has a 4.8 rating on TripAdvisor (#5 out of 205 Valle listings). Malagón is also surrounded by some of the best wineries in Valle, has a church for weddings 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 and employees.
- The existing boutique hotel consists of 5 buildings with 4 suites, 6 bathrooms, separate common house with kitchen and living room, and an adjacent second tasting room and event space. It is an amazing base to expand off of and create
- The hotel site has substantial power run to it and a large septic system that could support a much larger hotel. It also has plenty of water storage with underground piping to the site. These 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 30 years. The property will be delivered with clear title.

