

Old Stone Winery

Award-Winning Winery, Hand-Crafted Wines, and Central NC Location!

Selected as "Best Winery of the Triad" by Destination Guide for 2013



Presenting an exciting and rare turn-key opportunity to acquire ownership of a well-established, award-winning winery with a convenient, central North Carolina location proximate to the Piedmont Triad, and just minutes off of I-85 outside of Salisbury, NC. Old Stone Winery currently enjoys multi-state distribution, web sales, international sales and, of course, sales through the on-premises tasting room--- all contributing to the net positive discretionary earnings picture.







The Triad region lies at the heart of North Carolina's 'urban crescent', connecting the state's major population centers of Charlotte and Raleigh. The region has 68 municipalities, including the three principal cities of Greensboro, High Point and Winston-Salem. As a combined Statistical Area, the Piedmont Triad region ranks 31st in population nationwide.







About the Winery

Old Stone is less than 1 hour from each of the vibrant metropolitan areas mentioned above, and also less than one hour from Charlotte. The relatively short drive time from these areas makes an afternoon or early evening jaunt for a tasting or special event at Old Stone a popular diversion. The key demographic of 21 to 64 year olds in this broad region is strong and growing, as is their discretionary income level----all making for a strong addressable market for Old Stone Winery. In fact, according to the latest data available from NCDOT, the average daily traffic count past Old Stone's location is 12,000 vehicles. Very few estate vineyards and wineries can match such a robust traffic count.

The Winery/Tasting Room/ Event Spaces:

Included in the sale is a very inviting and spacious retail building which houses the 1100 s/f Tasting Room and retail/gift shop, a 900 s/f Tank Room, and an adjacent 1200 s/f unfinished potential Event Space. Also included is a nearly new, free-standing 2000 s/f Tank Room-Warehouse structure of high quality steel construction, with a heavy duty cooling/chiller system. Ample, off-street, paved parking is also part of this property.

The Winery operation is capable of producing up to 7500 cases annually with room to grow additional capacity if desired. All wine-making and processing equipment will convey with the sale, and includes the following major elements:

- 17 Stainless Steel Tanks (500 to 2500 gallon capacity)*
- 3 Wine Pumps*
- 2 Wine Filter Units*
- 1 Each: Corker, Bottle Filler, Labeler*
- 2 Chiller Units*
- 1 Skid Steer*

Additional ancillary wine-making equipment will also be included, along with other related Furniture, Fixtures and Equipment in the Winery, Tasting Room and Pavilion.

The Pavilion is an 1100 s/f outdoor entertaining/special events structure and is included in the sale. The Pavilion has lights, fans, electrical outlets, etc. and is located on leased property immediately adjacent to the Winery and is easily accessible from the Winery. Off of one end of the Pavilion, is an outdoor seating area focused on an inviting fire-pit, and situated to the front of the Pavilion is a small 1 acre vineyard adding some wine-country ambiance.

The Wines:

Old Stone Winery has been handcrafting a full range of wines utilizing North Carolina wine grapes and they range in style from the drier European vinifera to varieties native to America. Wine-grape purchase agreements are in place with some of NC's best vineyard owners known for producing quality wine grapes and who take pride in being "wine-growers". Old Stone's wines are of high quality, extremely popular and they consistently win high honors with many recent award-winners.

A sampling of current red offerings includes:

- 2009 Syrah*
- 2010 Merlot*
- 2014 Cabernet Franc*
- Fling, A light rose blend of Cabernet Franc and White Merlot*
- Sweet Velvet, A blend of 70% Muscadine and 30% Cabernet Sauvignon*

A sampling of current white offerings includes:

- 2013 Chardonnay*
- 2014 Barrel Fermented Chardonnay*
- White Muscadine Semi-Sweet*

Various Fruit Wines and non-alcoholic Fruit Juices are also produced.

Summary:

Old Stone Winery is an exciting and unique opportunity to enjoy the winery owner and wine-maker's lifestyle with a well-established, well-located winery and tasting room operation in a vibrant area and delivering positive discretionary income. There is potential to expand case production, while also adding to the positive earnings picture through more fully developing the wine club and special events aspects of the business. When one considers the relatively high capacity winery, well-known brand, substantial good-will, an average of 6000 tasting room visitors each year, and the flexibility to source fine wine grapes from NC or elsewhere, these elements in combination make a compelling case to acquire, enjoy and grow Old Stone Winery---all while putting your personal imprimatur on the enterprise.

Ernest Hemingway famously said, "My only regret in life is that I did not drink more wine."...don't let one of your regrets be that you did not take the time to visit Old Stone Winery, get a full appreciation of its finer points and potential, and explore the fun and satisfaction of the wine-making art and winery business opportunity that awaits you at Old Stone.

Priced at: \$799,000 - \$750,000

Contact: Tyler Williams, Senior Consultant with Virginia Estates, Inc.

Email: ptylerwilliams@gmail.com Cell: 703-850-4914