

# **A Community Gathering Place That Strengthens Local Connections + Grows Town Revenue**



# ALPINE WINE HOUSE + DINING PARK



Street-side wine bar & retail liquor store.



Food truck park & outdoor community space.



Bringing families, locals and tourists together.



Generating over \$54,000 in tax revenue.

# DEDICATED TO ALPINE'S

## Living + working in Alpine for 18 years

- 18 years owned & operated Alpine Adventure Rentals
- 5 years owning Graybear Productions
  - Reggae in the Rockies
  - Supporting Alpine's Music in the Mountains series
- Owners of one of Alpine's last vacant main street lots

## We love serving our community

- Becka: Volunteer @ Alpine Food Bank
- Dave: Captain @ Alpine Fire Department, Alpine Tourism Board



Dave, Becka, Grayson and Quinn Walters



# LET'S FILL THE VARIETY VOID

## Create a space that Alpine lacks

- Offers food & beverage variety
- Provides flexible outdoor gathering spaces for families, groups and business meetings from daytime to evening
- Creates over 20 jobs for employees and local entrepreneurs

**A community hub, a tourist draw, a job creator and an economic engine**









# INVITING DESIGN + THOUGHTFUL FLOW

Street-side wine bar and walk-up access.

Rear parking to reduce congestion.

Pass-through access to food truck court.

Outdoor amenities for an inviting community space.

PICNIC TABLES



FIRE PIT

CHILDREN'S PLAY AREA

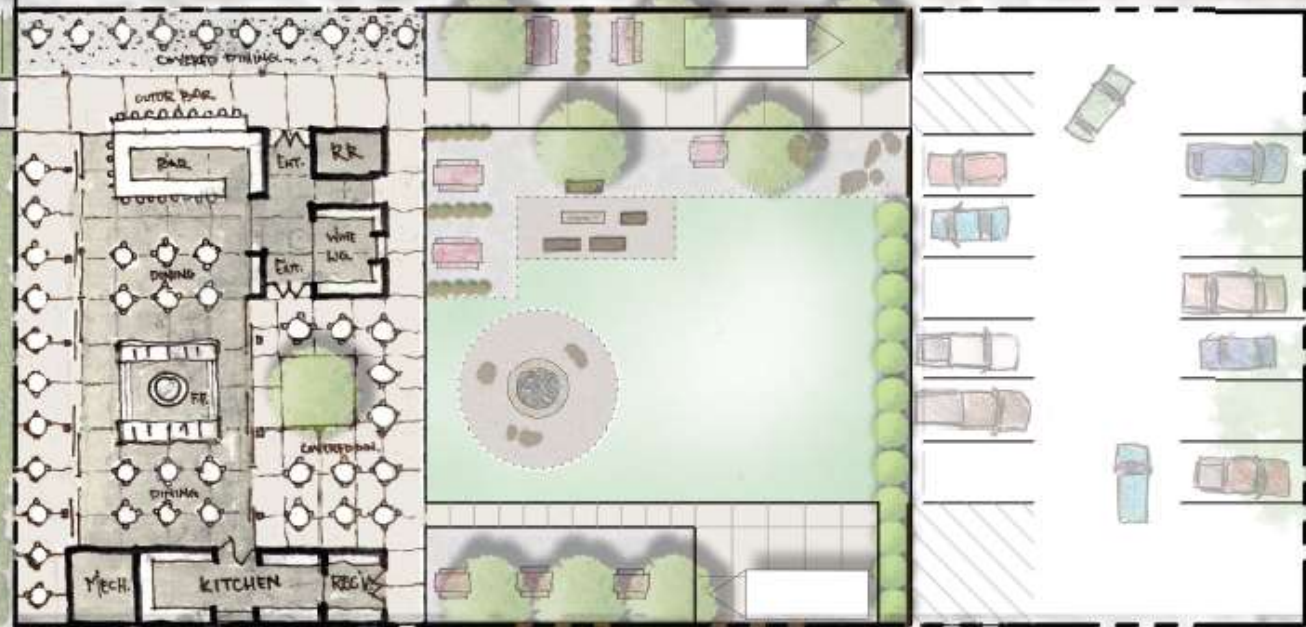


STAGE FOR MUSIC OR EVENTS

HIGHWAY 89

PROHIBIT ROAD

ALPINE DRIVE

















# FOOD TRUCK PARK DRIVES GROWTH + COMMUNITY IMPACT

## Supports entrepreneurs with flexible options:

- Two food trucks available to rent (lowers startup costs)
- Space for additional independent food trucks

## Strengthens social interactions:

- Live music + event space
- Family-friendly gathering + meeting space

**This project grows with Alpine – It's scalable and flexible.**





**907%**  
annual growth in mobile food services  
**EMPLOYMENT**

from 2000 - 2024

[Bureau of Labor Statistics 2025](#)





Research shows that  
gathering places  
significantly increase  
social interaction,  
well-being, and  
community involvement,  
creating  
**stronger,  
healthier towns.**



# WHY WE NEED A RETAIL LIQUOR LICENSE

**Food trucks fill the variety void – but need a beverage anchor to be financially viable.**

- Wyoming law does not allow a restaurant liquor license to work for this design, since food trucks provide most of the food.
- A retail license is what makes this project work.
- Wine bar encourages groups to gather and linger, increasing local spending.

**A liquor-licensed anchor can nearly double net operating margins in multi-vendor food courts<sup>1</sup>.**



**Food truck events with alcohol sales see a 30–60 minute increase in average attendee stay and a \$15-\$25 increase in per attendee spend<sup>2</sup>.**



# TAX + ECONOMIC BENEFITS GROW AS ALPINE GROWS

**Total Estimated Annual Tax Impact:**  
**\$54,000+** and growing

## **Annual Sales Tax (estimated):**

Wine Bar: **\$19,200 – \$24,000**

Retail Liquor: **\$5,400 – \$9,000**

Food Trucks: **\$4,600 – \$8,200** per truck

## **Property Tax Increase:**

Building: **~\$9,548**

Equipment: **~\$3,183**

**20+ new employees/entrepreneurs who  
will spend locally**

# OUR UNIQUE MODEL WILL GENERATE CONSISTENT LOCAL TAX REVENUE

## **The Wine Bar**

**\$384,000 to \$480,000 in annual gross income.**

## **Retail Liquor Store**

**\$108,000 to \$180,000 annual gross income.**



# BUILD SCHEDULE

- **Phase One**

- Summer 2026 – install an attractive temporary building to serve as liquor store at food truck court.
- Start architectural design & engineering, working directly with Planning and Zoning

- **Phase Two**

- Summer 2027 – Grand Opening



*Granting this project the retail liquor license*

**STRENGTHENS COMMUNITY**

(a core value supported by the Master Plan survey results)

+

**INCREASES LONG-TERM  
TAX REVENUE**





