

CENTURY 21[®]

Judge Fite Company



11985 W US HIGHWAY 87

LA VERNIA, TX 78121



\$1,495,000



5,920 sqft

DESCRIPTION

Melanie's Bar & Grill - Restaurant Property For Sale Now available for purchase, Melanie's Bar & Grill presents an outstanding opportunity to acquire a second-generation restaurant property in La Vernia, Texas. Situated on 2.67 acres (116,218 SF lot) along U.S. Highway 87 West, this property offers exceptional visibility and accessibility in the growing South La Vernia corridor. The existing 5,920 SF building provides a spacious interior layout ideal for dining, entertainment, or future reconfiguration. Featuring a large covered patio and ample parking, this property is perfectly suited for restaurant operators, event venues, or retail redevelopment. Property Highlights Address: 11985 U.S. Highway 87 West, La Vernia, TX 78121 Second-generation restaurant - previously Melanie's Bar & Grill Building Size: 5,920 SF Lot Size: 116,218 SF / 2.67 acres Spacious dining area with bar and kitchen setup Large covered patio for outdoor dining and events High-traffic location with excellent visibility and access Ideal for owner-operators or investors seeking a ready-to-use restaurant or conversion opportunity This property offers prime highway frontage, strong community presence, and the potential to revitalize a well-known local favorite in La Vernia's growing market.

PROPERTY TYPE: Commercial - Retail/Shop

MLS STATUS: Active

MLS: 1918423

YEAR BUILT: 1999

COUNTY: Wilson

TRACT OR SUBDIVIION:

LIST DATE: 10/28/2025

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800.451.8055

AREA: 2800

SQUARE FEET: 5,920

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2.67

LOT SIZE (SQFT): 116,305

ADDITIONAL PROPERTY DETAILS

LISTED BY: Annalee Loera

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BROKERED BY: Coldwell Banker D'Ann Harper,
REALTOR