2 BD | 1 BA | 864 SQ. FT | 0.26 ACRE LOT

\$225,000



ABOUT THIS PROPERTY

Welcome to 1117 F Avenue in Plano, an exceptional investment opportunity in one of the city's fastest-growing areas. With quick access to I-75, you're minutes from Legacy West, Legacy Hall, and The Star—offering endless dining, shopping, and entertainment. Plano's strong housing market, with median values over \$500K, continues to show steady appreciation and rental demand. Whether you're seeking a prime investment or a future home, this property delivers tremendous upside and long-term value.

2 BED





BATH

864 SQ. FT. O.26

ACRELOT



ROLANDO LOPEZ

Key Title Group m: (214) 603-6263 e: rolando@keytitlegroupdfw.com



701 Highlander Blvd, Suite 410, Arlington, TX 76015







VERY CONVENIENT

This home is in a very convenient area. Some errands in this location require a car and most major services are within 1 mile.



TEXACO

COFFEE 0.2 MI

GAS

GROCERIES 0.4 MI



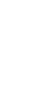
MEDICAL 0.2 MI

CLEANERS

0.6 MI



PHARMACY 0.2 MI



GYM O 4 N



АТМ 0.4 мі

MOVIE THEATER
3.7 MI





SCHOOLS IN YOUR AREA

The assigned schools are average for the area. There are also 29 private schools and 6 charter schools within 5 miles.



K-5 SIGLER ELEMENTARY SCHOOL ASSIGNED



11-12 PLANO SENIOR HIGH SCHOOL ASSIGNED



6-8
WILSON MIDDLE
SCHOOL
ASSIGNED





OUTDOOR - THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE GOLFTEC-PLANO (0.2 MILES)



PARK HUNTER-KNEPSHIELD CO. (2.6 MILES)



DOG PARK

JACK CARTER DOG PARK

(3.7 MILES)



HIKING BLUEBONNET TRAIL (3.9 MILES)





NEIGHBORHOOD EATS

This home is located near 155 moderately priced restaurants and has an above average variety of cuisines.

BY CATEGORY

AMERICAN	33
FAST FOOD	32
ASIAN	23
MEXICAN	10
ITALIAN	. 9

INTERNATIONAL	9
BARBECUE	6
JAPANESE	6
BARS	6
OTHER	13

