

1117 F AVENUE, PLANO, TX 75074

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

OFFERED AT

\$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



1
BATH

864
SQ. FT.

0.26
ACRE LOT



ROLANDO LOPEZ

Key Title Group

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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.

- COFFEE
0.2 MI
- MEDICAL
0.2 MI
- PHARMACY
0.2 MI
- GAS
0.3 MI
- GYM
0.4 MI
- ATM
0.4 MI
- GROCERIES
0.4 MI
- CLEANERS
0.6 MI
- 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.

- 5** RATING
K-5 SIGLER ELEMENTARY SCHOOL
ASSIGNED
- 7** RATING
11-12 PLANO SENIOR HIGH SCHOOL
ASSIGNED
- 8** RATING
6-8 WILSON MIDDLE SCHOOL
ASSIGNED



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	INTERNATIONAL	9
FAST FOOD	32	BARBECUE	6
ASIAN	23	JAPANESE	6
MEXICAN	10	BARS	6
ITALIAN	9	OTHER	13

