

FIX-AND-FLIP / WHOLESALE

4-Bed Value-Add in Quail Valley

3026 Robinson Rd, Quail Valley · Missouri City, TX 77459

Established Fort Bend community · comp-supported to \$450K

\$430K-\$450K

ARV

\$275K

BUY-IN

~\$30-50K

PROJ. PROFIT

THE PROPERTY

4-Bed Value-Add in Quail Valley

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4 / 2.5 BEDS / BATHS	~2,800 sqft LIVING AREA	10,014 sqft LOT SIZE
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Spacious two-story in established Quail Valley with strong bones and a clear value-add path. Comparable Quail Valley homes sell \$386.6K–\$425K, supporting a \$410–430K value today with a \$450K top end on a strong finish. Buy in at \$275K, renovate to Quail Valley standards, and exit via flip or assignment.



DETAILS

PROPERTY TYPE	Single-Family · 2-story
SUBDIVISION	Quail Valley El Dorado
CITY / ZIP	Missouri City, TX 77459
COUNTY / SCHOOLS	Fort Bend · Fort Bend ISD

HIGHLIGHTS

- Fireplace-anchored family room open to kitchen
- Kitchen with adjoining breakfast nook
- Formal living / flex space
- Double-sink master bath vanity
- Vaulted-ceiling upstairs bedrooms
- Covered backyard patio + deck

THE NUMBERS

The Deal

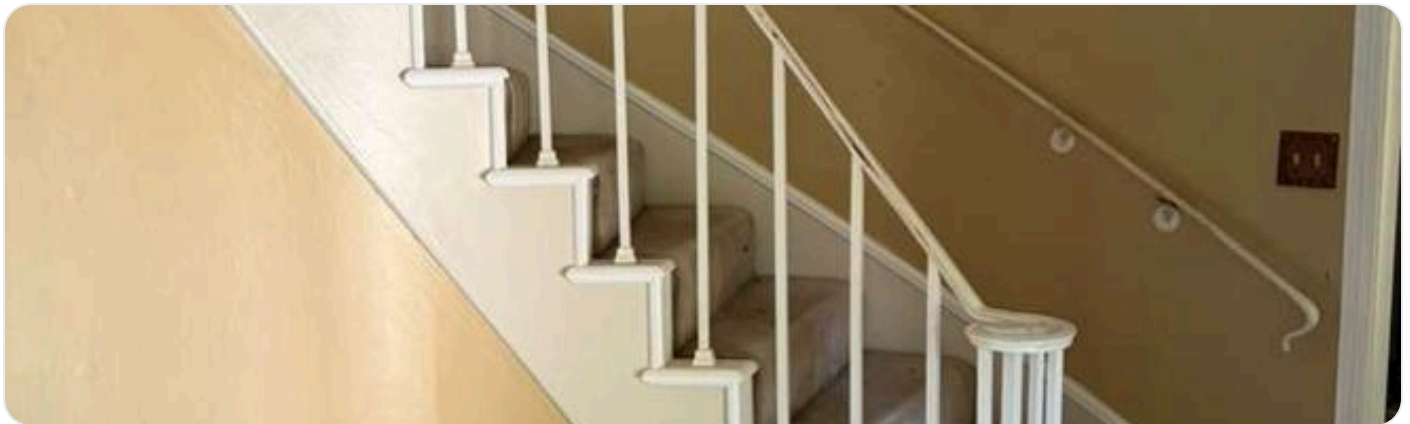
After-Repair Value (ARV)	\$430,000 – \$450,000
Purchase / Buy-In	\$275,000
Estimated Rehab	\$80,000 – \$120,000
Est. Selling + Holding (~10%)	~\$43,000

PROJECTED NET PROFIT

~\$30,000 – \$50,000

WAYS TO PLAY IT

- Renovate & resell to a retail buyer at \$430–450K
- Light value-add and re-list quickly
- Buy-and-hold rental in established Quail Valley
- Assign / flip the contract to another investor



Comp-backed value range; verify ARV with a current CMA and firm rehab with a contractor walk before committing.

LOCATION & COMPS

Location

Quail Valley is one of Missouri City's longest-established communities — mature trees, a golf-course setting, Fort Bend ISD, and quick access to Highway 6, the Fort Bend Tollway, and the Sam Houston Tollway (Texas Medical Center, Galleria, and Sugar Land all an easy drive).

COMMUNITY

Quail Valley — established golf-course neighborhood

SCHOOLS

Fort Bend ISD

ACCESS

Hwy 6 · Fort Bend Tollway · Sam Houston Tollway

COMPARABLE SALES

Recent Comps

COMPARABLE	SQFT	PRICE	\$/SF
3014 Canyon Ct Quail Valley El Dorado	2,797	\$420,000	\$157
2814 Bermuda Dunes Dr El Dorado · pool	2,945	\$425,000	\$144
3923 Kiamesha Dr Glenn Lakes	2,589	\$399,000	\$154
3615 Point Clear Dr near-exact size	2,873	\$386,600	\$135

Four size-matched Quail Valley solds cluster \$386.6K–\$425K (\$135–\$157/sf) → \$410–430K value, \$450K top end on a strong finish.

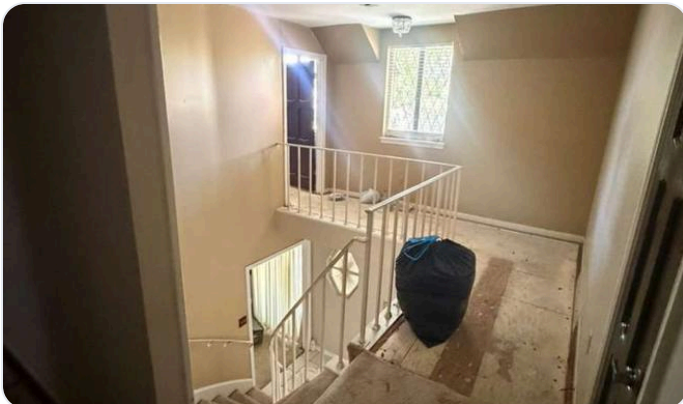
THE FINE PRINT

Disclosures

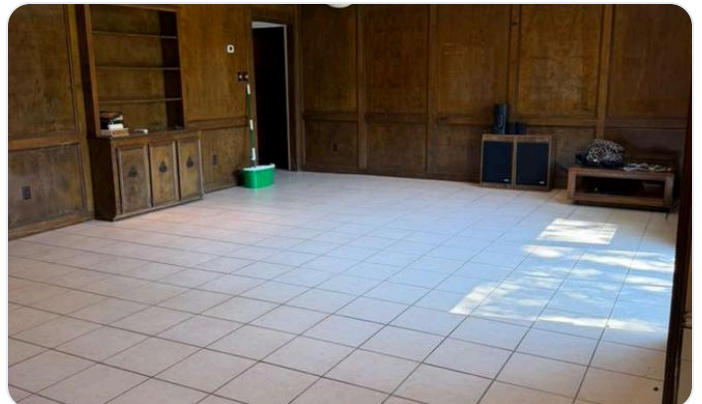
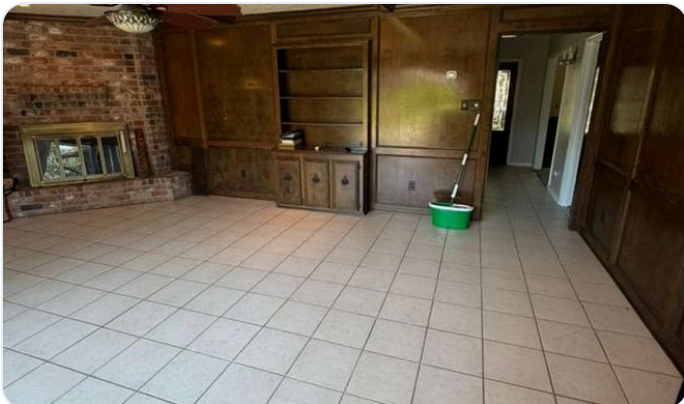
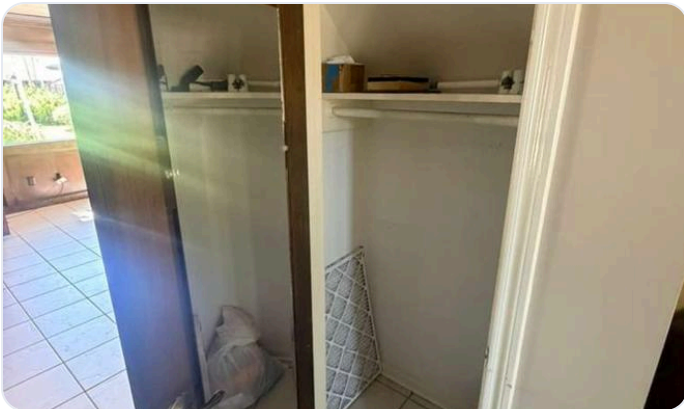
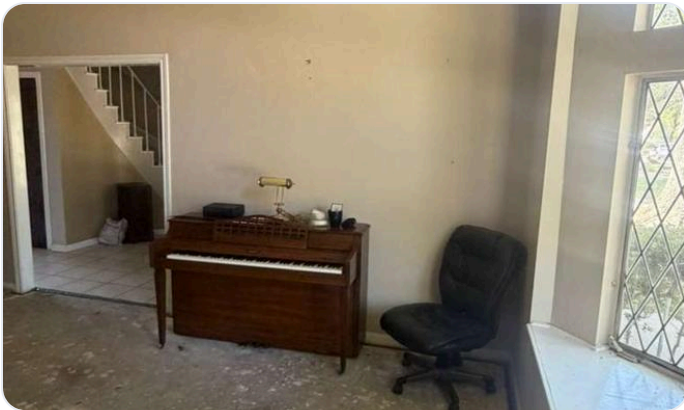
- Information only — not an offer, appraisal, or guarantee of value, condition, financing, or results.
- All numbers (ARV, repairs, projected profit) are estimates. Verify everything independently before you buy.
- Property is sold as-is, where-is. No warranties, express or implied.
- Not legal, tax, financial, or investment advice.
- Sellers First Home Solutions may be acting as a principal / wholesaler — not as your agent or broker.
- Maxwell Buffamante is a licensed Texas Realtor (eXp Realty); a brokerage relationship exists only if agreed in writing.
- Comps are from MLS / public records; Texas is a non-disclosure state, so some values are estimates.
- Buyer is responsible for verifying value, condition, repairs, title, liens, occupancy, and all facts.

Equal Housing Opportunity.

Property Gallery 1/3



Property Gallery 2/3



Property Gallery 3/3

