



**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

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

<b>4 / 2.5</b> BEDS / BATHS	<b>~2,800 sqft</b> LIVING AREA	<b>10,014 sqft</b> 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	<b>Single-Family · 2-story</b>
SUBDIVISION	<b>Quail Valley El Dorado</b>
CITY / ZIP	<b>Missouri City, TX 77459</b>
COUNTY / SCHOOLS	<b>Fort Bend · Fort Bend ISD</b>

## 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

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

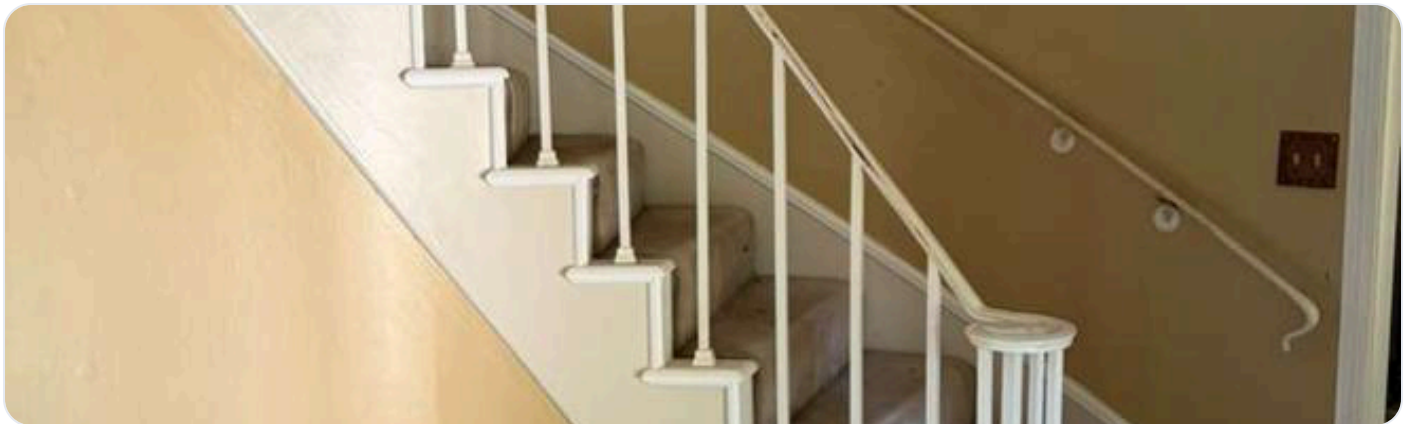
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## PROJECTED NET PROFIT

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

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

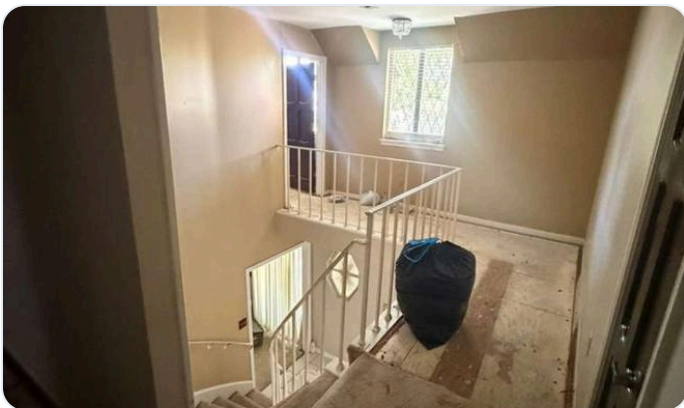
# Disclosures

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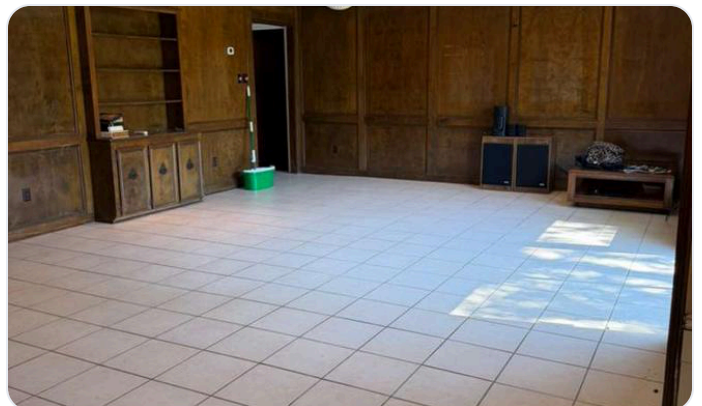
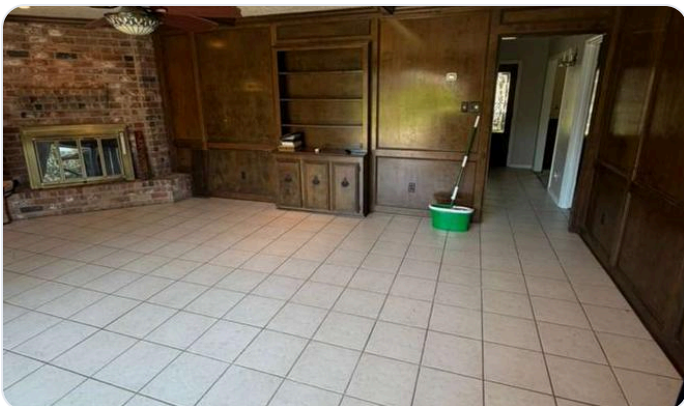
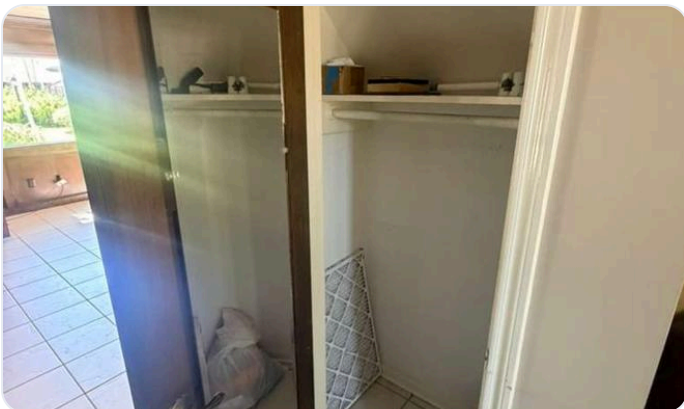
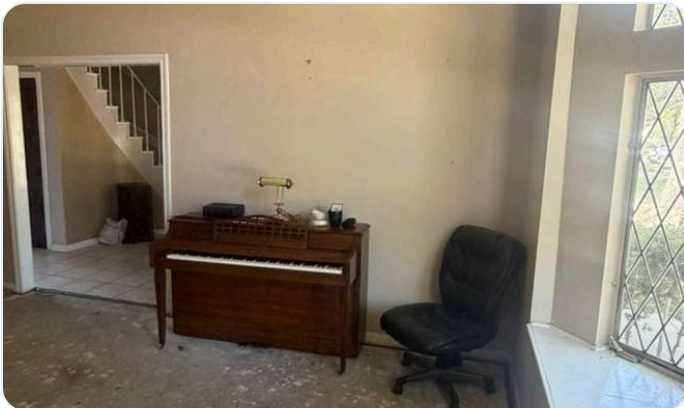
- Information only — not an offer, appraisal, or guarantee of value, condition, financing, or results.
- All numbers (ARV, repairs, projected profit) are estimates. Verify everything independently before you buy.
- Property is sold as-is, where-is. No warranties, express or implied.
- Not legal, tax, 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

