

Outpost 203 - Camp & Glamp
11201 County Rd 203
Plantersville, TX 77363

Guests with reservations only and not open to the general public.

Website:

<https://www.Outpost203.com>

Facebook site:

<https://www.facebook.com/Outpost203>

DETAILS:

- **5-Star glamping resort** with top notch reputation and repeat guests.

- **5 acres**, mostly wooded with open Courtyard, fully operating year-round with long-term rental unit, numerous short-term rental units, furnishings as listed below, amenities, and more. **31 units/campsites: 1 long-term rental home, 8 short-term rental units (cabins and glamp tents), 15 camping sites (22 camping sites when including neighbor partnership sites).**

- **3-bedroom house with 1,056 sq. feet**, 2 entrances and 2 large, covered porches. Set up as a duplex for rent to 2 separate renters. Full kitchen, sink, counters, eating area, electric stove/oven. Appliances included. Electric hook-up for washer and dryer, washer and dryer included. Window A/C's included. New large electric hot water heater. Full bath with toilet, spa-size tub, shower, sink, vanity. Small living room. Ceiling fans. Picnic table. Currently has wifi, electric, and city water. On new septic system. Current paying renters have been in place for over 4 years and also serve as camp housekeeper of the short-term rental units, and maintenance support as needed.

- Brand new roof on 3-bedroom house and newly leveled.

- **3 newly finished and fully furnished cabins with bedding.** All newly leveled.

Cabin 1 - Sleeps 9. 2 bedrooms with closets (1 queen with ceiling fan/light, and 1 twin over full bunk with ceiling fan/light), side tables, 1 king fold out couch, 1 queen blow up air mattress, 1 new A/C & heat mini split, full kitchen (regular size refrigerator/freezer, 4 burner electric stove/oven, microwave, toaster, air fryer, k-cup coffee pot, dishes, utensils, pots/pans, long kitchen bar top with 3 bar stools, full bathroom with toilet, American flag sink/vanity, tub, shower, and towels, living room with fold out couch, coffee table, and side table, TV with Roku, dining area with kitchen table/4 chairs, washer/dryer hookup area, new electric water heater, 1 portable A/C, lamps, heaters, fans, curtains, wall hangings, etc. and large covered front porch with tables and chairs. Currently has wifi, electric, and city water. On new septic system. Picnic table, charcoal grill.

Cabin 2 - Sleeps 6. 1 queen bed, 1 queen fold out couch, 1 queen blow up air mattress, side tables, 1 new A/C & heat mini split, kitchenette with sink, dishes, utensils, pots/pans, small new retro refrigerator/freezer and matching microwave, air fryer, electric hot plate, k-cup coffee pot, 3/4 bath with tiled shower, toilet, sink/vanity, and towels, electric tankless hot water heater, fold out couch, TV console, TV with Roku, lamps, heater, fan, curtains, wall hangings, etc. and covered front porch with table and chairs. Currently has wifi, electric, and city water. On new septic system. Picnic table, charcoal grill.

Cabin 3 - Sleeps 4. 1 king bed, 1 queen blow up air mattress, 1 new A/C & heat mini split, dishes, utensils, pots/pans, small refrigerator/freezer, air fryer, electric hot plate, k-cup coffee pot, 3/4 bath with tiled shower, toilet, sink/vanity, and towels, electric tankless hot water heater, fold out couch, TV console, TV with Roku, lamps, heater, fan, curtains, wall hangings, etc. and covered front porch with table and chairs. Currently has electric and city water. On new septic system. Picnic table, charcoal grill.

- **5 newer furnished canvas glamping bell tents**, each on electric and each with portable A/C units, k-cup coffee pots, picnic tables, charcoal grills, new Adirondack chairs/tables and fire rings. 3 of 5 glamp tents are on raised, wood platforms and will be 5 of 5 shortly. Glamp tents sleep 2, 4, 5, 6 and 6 each, all furnished with a mixture of queen, full and twin beds, futons, bedding, side tables, lamps, rugs, heaters, fans, towels, etc. Picnic table and charcoal grill.

- **15 camping sites total on property - this is in addition to the 8 cabin and glamp tent sites.** (See below re: additional 7 sites partnered with neighbor for a total of 22 camping sites.)

1 cleared, full hook-up camping site with 30-amp electric and septic, includes fire ring area and new Adirondack chairs. Accessible by vehicle.

5 cleared, dry camping sites for tents or RV's, all with fire rings. Accessible by vehicle.

8 cleared, dry camping sites for tents with fire rings in large primitive camping area in back 1/3 of the property. Currently accessible by walking trails. Walking trails can be turned back into a road that was previously there.

1 full hook-up spot with 30-amp electric and septic exists next to rental house and is not currently being utilized.

- 2 additional 30-amp electric outlets on 2 electrical pedestals not currently being utilized.

- 1 additional septic hook-up not currently being utilized.

- **Approx. 16 x 24 ft. maintenance workshop** with ramp access/sliding door and building materials, on electric.

- **Newer tin/wood shower house** with 2 separate showers/changing areas with hot water/city water.

- New long, gravel driveway and 4 separate parking areas.

- Newer aerobic septic system.

- **New cowboy pool** on electric with brand new filter pump and chlorinated/filtered city water, lounge chairs, table, Adirondack chairs.

- Courtyard area large fire ring with new Adirondack chairs/tables.

- Courtyard area toddler castle play gym and slide.

- Solar and electric lighting throughout the camp, Courtyard area, pool area and shower area.

- Outpost 203 - Camp & Glamp commercial wood/metal engraved entrance sign.

- **Newer pirate ship** camp feature along driveway.

- 4 spigots on city water, 2 on rental house and 2 in common areas.

- 1 stainless steel wash station.
- 1 industrial grade smoker barbeque pit.
- 2 porta-potties are currently rented monthly. An additional 1 owned porta-potty on-site is not yet set up for use.
- 1 large dumpster is currently rented monthly.
- Small undeveloped pond.
- 2 new Wi-Fi-enabled security cameras.
- Plenty of room for expansion and further development.
- 7 miles to Texas Renaissance Festival, 5 miles to DeepRoots Vineyard, 5 miles to Bernhardt Winery, numerous local restaurants in the vicinity, 40 minutes to the Greater Houston metro area, 20 minutes to both Magnolia and Montgomery, 25 minutes to Lake Conroe, and easy access via the Aggie Expressway less than 10 minutes away.
- 5-Star SuperHost on Airbnb platform. Also on Hipcamp platform with stellar reviews.
- Repeat guests.
- Outpost 203 - Camp & Glamp Facebook site with over 1,300 followers.
- Reputation for quiet camping year-round, and popular with Texas Renaissance Festival guests.
- **Outpost203.com website** launched mid-November 2025. Immediate top search results gained on Google for “glamping near Houston” with exhaustive SEO creation within the site. Website successful driving email and phone inquiries as well as bookings. Future buyers would get website and listing achievement and ongoing hosting and support at approx. \$250 per year.
- Current agreement with neighbor in place for the last 3 years, utilizing part of neighbor's property adjacent to the camp that has an additional 3 electrical 30-amp electric hook-up sites and 4 dry camping sites (bringing camp total with this included to **22 camping sites**).
- **Google listing** / presence has been in place for Outpost 203 – Camp & Glamp for several years.