



# Basecamp Resort

## 24 Ac. Kerr County

Basecamp Resort is a turnkey, resort-style short-term rental business that has been expertly developed and established. Located just outside of Hunt, TX, on just under 25 acres, Basecamp is conveniently close to the area's popular summer camps, offering a prime opportunity to capitalize on the year-round tourism in this scenic region. Perfectly suited for a B&B resort, Basecamp allows you to easily tap into the flourishing tourist market.

The resort is thoughtfully designed to meet the diverse needs of its guests, providing both comfort, privacy and modern amenities. The property features three fully refurbished, individual cabins that offer bright, clean, and contemporary accommodations. In addition, five glamping-style tents come equipped with full bathrooms, air conditioning and heating, and kitchenettes—delivering all the comforts of home while maintaining the unique experience of camping. Each cabin and tent boasts its own private yard, porch or deck, complete with a hot tub and BBQ grill for added relaxation. For those looking to expand the business, there is ample undeveloped land available for additional units.

Basecamp guests enjoy exclusive access to a variety of exceptional amenities, including:

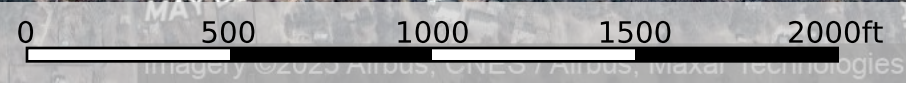
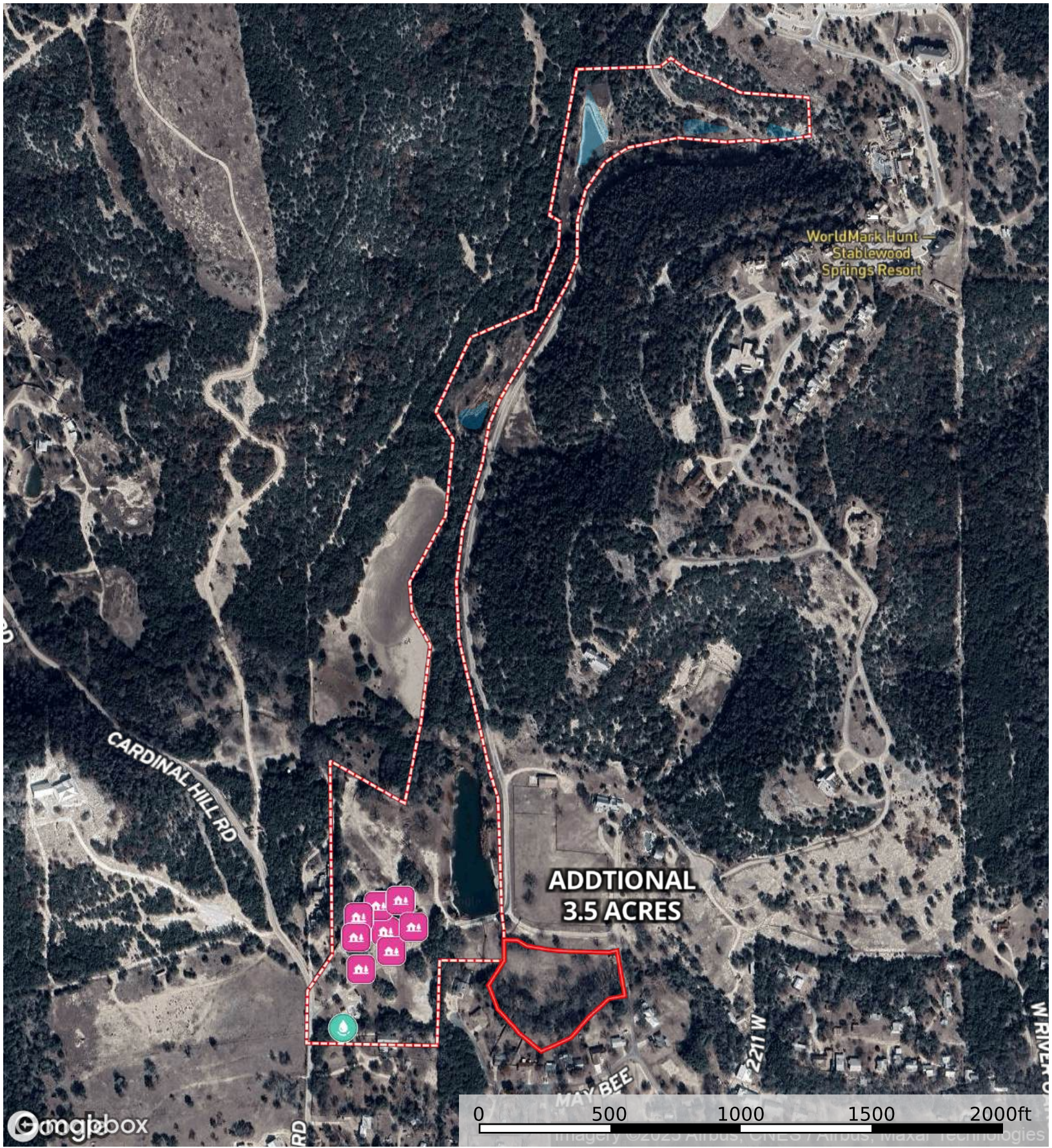
- A pristine 2-acre private lake, stocked with bass and perch, featuring two lounging areas and kayaks.
- Over 3 acres of private Guadalupe River frontage, offering stunning waterfalls, towering cypress trees, and a peaceful picnic area.
- A newly constructed resort-style pool and cabana, perfect for unwinding.
- Four additional ponds scattered throughout the property.
- A scenic 1+ mile hiking trail to explore the natural beauty of the area.
- Ultimate tranquility and peace, ensuring a rejuvenating stay.

Basecamp Resort's established business provides a solid foundation for success, with a loyal following and strong online presence:

- Over 160 five-star Google reviews (all five stars).
- A growing email list of more than 1,450 previous guests.
- 700+ newsletter subscribers.
- A 4.97 rating across all units on Airbnb.
- An established, user-friendly website with 55% of all bookings made directly through it.
- Automated systems for property management, including lighting and door locks.
- A private water system, including a well and Guadalupe River water rights with pumps.

With its proven track record and exceptional amenities, Basecamp Resort presents an exciting opportunity for anyone seeking to own and operate a thriving, one-of-a-kind getaway destination.

All information is subject to change and not warranted or guaranteed by Reno Realty Group



-  Pool
-  Cabin
-  Boundary
-  Pond / Tank
-  Boundary

