

## MARCH 2020 FIRST QUARTER NEWSLETTER

Hi There! Fellow Property Owner & Neighbor,



Well, it's been a while since my last Newsletter, giving you all the "Low-Down" on the Current Happenings and Market Conditions in the Aguanga/Anza communities. It's been 5 years since relocating to my home office from down by the Aguanga General Store after 23 years of my 44 years as a Realtor in Aguanga. As we begin a new decade, this year finds me reflecting on all the growth and changes that have come to pass through those years. The many nice folks that I have assisted in purchasing and selling properties here in those years. Our Aguanga community now has two fully developed Senior+ RV Communities. Jojoba Hills Resort (SKP) a lease hold with access to Common Areas, Gated Security, Community hall and Activities as well as pool/spa. Outdoor Resorts, is an own your own individual RV site, with Common areas, featuring Pool, Golf course, Restaurant & Small Market, which again offers the Privacy of Gated access providing an alternate to Maintenance of the larger properties in the surrounding hillsides.

The local longtime, "Stagecoach Inn" purportedly a site of the Butterfield Stage stop in the 1800's on its way from Yuma, Arizona to Temeku (now known as Temecula) has undergone new ownership and remodeling. Still offering good food, gas, and on Sunday afternoon's "Live Entertainment" by local area bands/musicians. A "Mecca" as you travel the meandering Hwy 79 South, until you reach US Hwy 371, which provides a backroad route to folks wanting a scenic drive through rural America as they commute from San Diego areas to Palm Springs and back.

Passing through the area designated as Aguanga, you climb in elevation (3400 ft) about midpoint from the community of Anza we find one of "most" exciting changes yet! (photos above) Located on the Cahuilla Indian Reservation, starting with a plan to improve their standard of living. Having been here from the very first "beginnings" of a small tent style Indian Casino I feel a sense of excitement as I watch them in their progress.

First watching it expand slowing in size and then 3 years ago, adding a much needed “Travel Center” offering 24/7 Gas, Fuel & Mini Market. After Riverside Co. denied the application by Anza area developers for the construction of a retail center which included a Hotel, Restaurant & small office suites, the path was opened for the Casino to apply through the Dept of Indian Affairs, to submit plans for them to construct not only the area’s first Hotel, but a Multi-storied 57 room one and provide the area with the much needed overnight lodging, restaurants & a much larger Casino as well. Rumors have it that the older buildings will serve as a potential for Entertainment venues. Construction started last Fall, and the **Grand Opening** is scheduled April. Why my excitement you might ask? Because it will bring job’s! Jobs! Before up here on the hill, so many of our youth upon graduating from High School were left with nothing but to move away or follow the path of their parents, before them, seeking a livelihood off the hill from the two major job centers, Temecula Valley and Hemet. With the Grand opening in April, there will be 1600 jobs created. With 3 shifts, 40 hr weeks, all without a 45-55 minute commute to get Work.

While still in the process via Riverside Co. the approved General Dollar store has yet to “break ground.” The delay at this writing is unknown I am sad to say, however, I remain hopeful that this year 2020, will see it being built and offering more job opportunities to the local residents.

In addition, to these positive “events” I am happy to report that Real Estate prices seemed to have “leveled” off and have been holding “steady” over the last quarter. Perhaps signaling a turn around in the economy. For those of you that have computer/internet access our website, [www.cristrealestate.com](http://www.cristrealestate.com) it is just one way, to keep current and get a “feel” for the value in your property.

This first quarter found me busy selling my listings, to a point that I am experiencing a low inventory. So, I am reaching out to you in this newsletter to request if you are considering selling or buying to give me the opportunity to discuss the various ways that I use to attract buyers. The internet sites that your property would appear in as Featured listings and the responsible way that I will search out for the best values among those properties that are available. For you that are looking to purchase in the current market environment you may benefit at this great opportunity in time to purchase. For now, there are several outstanding “buys” for those looking to relocate here in the area. So as the days become more Spring like, I invite you to get in your vehicle and come take a Look See!.