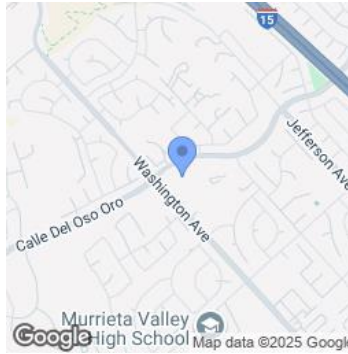


23730 Washington Ave., Murrieta 92562 STATUS: Active

LIST PRICE: \$4,000,000

Corner of Washington and Nutmeg



ACRES: 9.13  
\$ PER ACRE: \$438,116  
LOT(src): 397,703/9.13 (E)  
AREA: SRCAR - Southwest Riverside County  
GROSS EQUITY:  
PRESENT LOANS AMOUNT:  
HAVE:  
DOM: 0  
SLC: Standard  
PARCEL #: 906020091  
LISTING ID: SW25094393  
LIST \$ ORIG.: \$4,000,000

Submit Offer

Rec04/29/2025 : NEW

## DESCRIPTION

**Over 9 Acres – Prime Corner Commercial Lot in Murrieta, CA – Flat, Usable & Highly Visible** An exceptional opportunity to develop over 9 acres of flat, usable commercial land on a highly visible corner lot in the rapidly growing city of Murrieta, California. With minimal easements, this parcel offers maximum buildable space and layout flexibility, making it ideal for a wide range of commercial or mixed-use projects. Positioned at a signalized intersection with excellent street frontage and exposure, the property benefits from outstanding accessibility to both I-15 and I-215, and is surrounded by well-established residential neighborhoods, schools, grocery stores, and retail centers. This high-traffic location ensures strong visibility and easy access for customers, employees, and deliveries. Utilities are nearby, and the flat topography significantly reduces site prep time and cost. Whether you're planning retail, office, medical, hospitality, or a combination of uses, this parcel is ready for development in one of Southern California's most promising markets. Zoned for commercial use – corner lot – prime Murrieta location.

## EXCLUSIONS:

## INCLUSIONS:

SUBDIVISION: /  
COUNTY: **Riverside**  
55+: **No**  
PROBATE AUTHORITY:

FENCING:  
VIEW: **None**  
SELLER WILL CONSIDER  
CONCESSIONS IN OFFER: **Yes**

SEWER:  
UTILITIES:  
ELECTRIC:

LOT FEATURES: **Corner Lot**  
WATERFRONT:

## LAND

COMMON INTEREST: **None**  
LAND LEASE: **No**  
TAX LOT: **19**  
TAX BLOCK:  
TAX TRACT #: **T**  
LOT SIZE DIM:  
ASSESSMENTS: **Buyer to Verify**  
PARCEL #: **906020091**  
ADDITIONAL PARCEL(s): **No**

ZONING: **CC**  
ZONING DESC.:  
TAX PARCEL LTR:  
TAX MAP NUMBER:  
CURRENT USE: **Unimproved**  
POSSIBLE USE: **Buyer to verify**  
SPECIAL ASSESSMENTS:

CLEARED:  
INGRESS/EGRESS:  
SOIL TYPE:  
TOPOGRAPHY  
WATER BODY NAME:  
WELL REPORT:

WELL PUMP MOTOR HP:  
ELEVATION:  
SURVEY:  
CURRENT GEO REPORT:  
NEW CONSTRUCTION YN: **No**

## POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

## COMMUNITY

HOA FEE: **\$0**  
HOA FEE 2:  
HOA FEE 3:  
HOA MANAGEMENT NAME:  
HOA MANAGEMENT NAME 2:  
HOA MANAGEMENT NAME 3:

HOA NAME:  
HOA NAME 2:  
HOA NAME 3:

HOA PHONE:  
HOA PHONE 2:  
HOA PHONE 3:

COMMUNITY FEATURES: **Biking , Curbs**

## INFRASTRUCTURE

IMPROVEMENTS:  
WATER WELL:  
WELL DEPTH:  
WATER TABLE DEPTH:  
WELL GALLONS PER MIN.:  
WELL HOLE SIZE:

## ANALYSIS/TAX

IMPROVEMENTS TTL \$/%:  
PERSONAL PROPERTY \$/%:  
LAND VALUE \$/%:  
USABLE LAND %:  
TAX RATE: **1.14**  
TAX YEAR:  
TAX RATE TOTAL:  
TAX AREA:

## DISTANCE TO

BUS:  
CHURCH:  
ELECTRIC:  
FREEWAY:  
GAS:  
PHONE SERVICE:

SCHOOLS:  
SEWER:  
SHOPPING:  
STREET:  
WATER: **unknown**

## LISTING

B.A. COMPENSATION:  
BAC REMARKS:  
DUAL/VARI. COMP?: **No**  
CURRENT FINANCING:  
LISTING TERMS: **Submit**  
LIST AGMT: **Exclusive Right To Sell**  
CONTINGENCY LIST:

LIST SERVICE: **Full Service**  
AD NUMBER:  
DISCLOSURES: **Easements**  
INTERNET, AVM?/COMM?: **Yes/No**  
INTERNET?/ADDRESS?: **Yes/Yes**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

## DATES

LISTING DATE: **04/24/25**  
START SHOWING DATE:  
ON MARKET DATE: **04/29/25**  
PRICE CHG TIMESTAMP:  
STATUS CHG TIMESTAMP: **04/29/25**  
MOD TIMESTAMP: **04/29/25**  
EXPIRED DATE: **08/22/25**  
PURCH CONTRACT DATE:  
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

## SHOWING INFORMATION

SHOW CONTACT TYPE: **None**  
SHOW CONTACT NAME:

SHOW CONTACT PHONE:  
+1-1-1-1

OWNER'S NAME:

SHOWING INSTRUCTIONS: Go Direct Corner of Nutmeg and Washington Send all offers [suzannaebert@gmail.com](mailto:suzannaebert@gmail.com) with preapproval and proof of funds.  
DIRECTIONS: Corner of Washington and Nutmeg

| AGENT / OFFICE   |   | CONTACT PRIORITY                 |
|--|---|----------------------------------|
| LA: ( <a href="#">TEBERSUS</a> ) <a href="#">Susan Ebert</a>               | LA STATE LIC.: <a href="#">01482553</a> | 1.LA DIRECT: <b>951-445-4200</b> |
| CoLA:  | CoLA STATE LIC.                         | 2.LA CELL: <b>619-200-2376</b>   |
| LO: ( <a href="#">ETAR02</a> ) <a href="#">Signature Real Estate Group</a> | LO STATE LIC.: <a href="#">01482553</a> | 3.LA CELL: <b>619-200-2376</b>   |
| LO PHONE: <b>951-445-4200</b>  | LO FAX:                                 | 4.LA CELL: <b>619-200-2376</b>   |
| CoLO:  | CoLO STATE LIC.:                        | 5.LA CELL: <b>619-200-2376</b>   |
| CoLO PHONE:  | CoLO FAX:                               | 6.OTHER:                         |
|  | OFFERS EMAIL:                           |                                  |

|   |  |  |
|---|--|--|
| AGENT FULL: Land LISTING ID: SW25094393 |  | Printed by Susan Ebert, State Lic: 01482553 on 04/29/2025 4:32:43 PM |
|---|--|--|

Search Criteria  
Property Type is 'Land'  
Standard Status is 'Active'  
Special Listing Conditions is 'Standard'  
Zip Code is '92562'  
City is 'Murrieta'  
Selected 1 of 103 results.