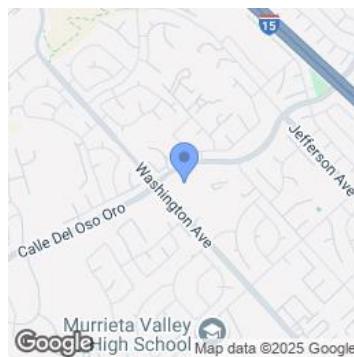


Corner of Washington and Nutmeg



Rec04/29/2025 : NEW

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](#)

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:

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

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

INCLUSIONS:

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:

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

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:

SHOWING INFORMATION

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

SHOW CONTACT PHONE:


OWNER'S NAME:

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

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

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.