



FOR SALE

18010 N. Tatum Boulevard

Phoenix, AZ 85032



Tatum Exposure w/
Quick 101 & 51 Access



1.29 Acres
56,192 Square Feet



R1-18 Zoning
(Education & Care Facility)

For more information...
DIMITRI ANAGNOSTOPOULOS
Commercial Sales & Leasing
(480) 427-1854
Dimitri@SignatureCommercial.com





PROPERTY HIGHLIGHTS

- 223' of Tatum Blvd Exposure
- Strong 1-mile Demographics
- Zoning Ideal for Education or Care Facility Uses

DETAILS

Call for Offers **7/20/25**

Parcel #215-12-663A

Zoning R1-18

2022 Taxes \$4,831

Traffic Count 34,397 VPD

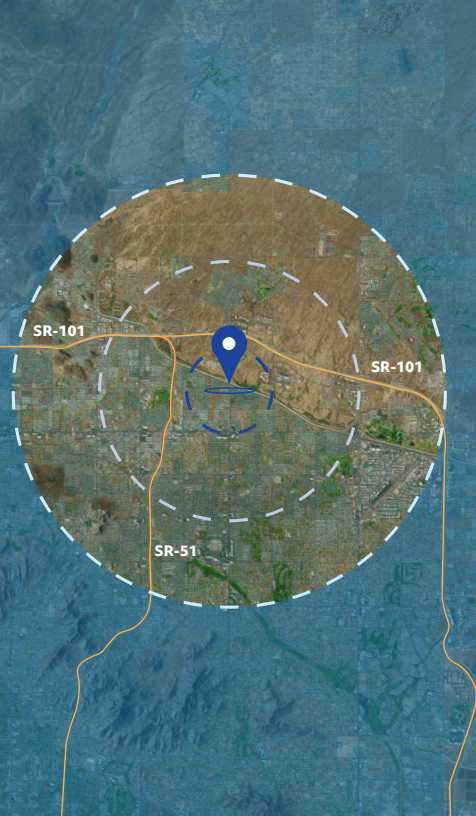
Status Vacant

Data Provided by County Assessor & CoStar.



JUST MINUTES FROM...

MAYO CLINIC PHOENIX
 DISCOVERY OASIS BY MAYO CLINIC
 DESERT RIDGE MARKETPLACE
 HIGH STREET PHOENIX
 ABRAZO SCOTTSDALE



DEMOGRAPHICS

| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| 2020 | 14,773 | 105,792 | 235,538 |
| 2024 | 15,568 | 109,512 | 247,498 |
| 2029 (proj.) | 16,929 | 118,736 | 269,011 |

| # of Households | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2020 | 6,151 | 43,337 | 98,278 |
| 2024 | 6,384 | 45,026 | 103,739 |
| 2029 (proj.) | 6,939 | 48,946 | 113,065 |

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|-----------|-----------|-----------|
| Avg. HH Income | \$122,692 | \$119,059 | \$116,178 |
| Median Age | 39 | 40 | 40.9 |

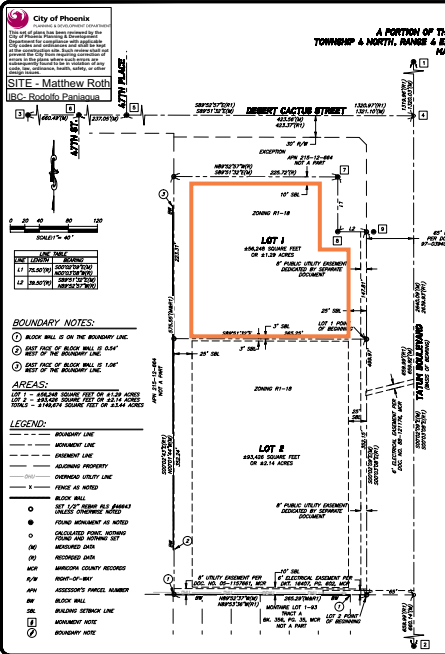
TRAFFIC

| | | |
|--------------------|------------|--------|
| N. Tatum Boulevard | 34,397 VPD | (2025) |
|--------------------|------------|--------|

Data Provided by CoStar Analytics.

LOT SPLIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND GALT RIVER BASIN AND HERNDAN, MARICOPA COUNTY, ARIZONA.



PARENT LEGAL DESCRIPTION:
 REMAINDER, SE/4, 2000-111672A, MCR

LOT 1 LEGAL DESCRIPTION:
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND GALT RIVER BASIN AND HERNDAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST ADJACENT TO A CITY OF PHOENIX BRASS CUP IN HERNDAN, FROM WHICH THE EAST QUARTER CORNER MONUMENTED BY A BRASS CUP IN HERNDAN BEARS SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET (BEAR OF BEARING);
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER, A DISTANCE OF 1679.80 FEET;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE BEST NORTH-SOUTH LINE OF BERM BOLLWEIG;
 THENCE ALONG SAID NORTH-SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 324.75 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE BEST NORTH-SOUTH LINE OF BERM BOLLWEIG;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 324.75 FEET TO THE WEST LINE OF A PARCEL, 2000-111672A, MCR, HERNDAN, MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 324.75 FEET TO THE NORTH LINE THEREOF;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 205.25 FEET;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE WEST 90-45-00-00 LINE OF BERM BOLLWEIG;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE BEST 90-45-00-00 LINE OF BERM BOLLWEIG;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

LOT 2 LEGAL DESCRIPTION:
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND GALT RIVER BASIN AND HERNDAN, MARICOPA COUNTY, ARIZONA BEING DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST ADJACENT TO A CITY OF PHOENIX BRASS CUP IN HERNDAN, FROM WHICH THE EAST QUARTER CORNER MONUMENTED BY A BRASS CUP IN HERNDAN BEARS SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET (BEAR OF BEARING);
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 1679.80 FEET;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE BEST NORTH-SOUTH LINE OF BERM BOLLWEIG;
 THENCE ALONG SAID NORTH-SOUTH LINE, NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 324.75 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 36.00 FEET TO THE BEST NORTH-SOUTH LINE OF BERM BOLLWEIG;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 324.75 FEET TO THE WEST LINE OF A PARCEL, 2000-111672A, MCR, HERNDAN, MARICOPA COUNTY, ARIZONA;
 THENCE NORTH 89 DEGREES 45 MINUTES 37 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 324.75 FEET TO THE NORTH LINE THEREOF;
 THENCE SOUTH 89 DEGREES 45 MINUTES 37 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 205.25 FEET;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE WEST 90-45-00-00 LINE OF BERM BOLLWEIG;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE BEST 90-45-00-00 LINE OF BERM BOLLWEIG;
 THENCE SOUTH 90 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

RECORD OWNER:
 4967215-12-061
 ACR USION SPIRITUAL ADVISORY CENTER
 PROPERTY & ASSET MANAGEMENT
 10000 W. BUCKLEY AVENUE, SUITE 100
 PHOENIX, ARIZONA 85021

FLOODZONES:
 CURRENT FLOOD ZONE IS NONE. 1" PER FOOT FREE BOARD. UNDESIGNED.

REFERENCE DATA:
 THE SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:
 (1) MONUMENT USED 2000-111672A, MCR (11) DISTANCE OF SURVEY PER BOOK 1080 OF WMP, PAGE 56, 50-0.

BASIS OF BEARING:
 DISTANCES ALONG THE MOMENT LINE OF BERM BOLLWEIG AS MEASURED BETWEEN MONUMENTS NUMBERED 1 AND 2 BEING NORTH AND DESCRIBED UNDER MONUMENT NOTES.

MONUMENT NOTES:
 ALL MONUMENTS SHOWN HEREON ARE ACCURATE UNLESS OTHERWISE NOTED.
 1 FOUND 2" CITY OF PHOENIX BRASS CUP IN HERNDAN, AT THE NORTHEAST CORNER OF SECTION 31, CAN, R4, E4.
 2 FOUND 2" CITY OF PHOENIX BRASS CUP IN HERNDAN, AT THE EAST 1/4 QUARTER OF SECTION 31.
 3 CALCULATED POINT PER (11), NOTHING FOUND AND 4TH PLACE.
 4 FOUND 2" CITY OF PHOENIX BRASS CUP FLUSH AT THE INTERSECTION OF DESERT OASIS STREET AND 4TH STREET.
 5 FOUND 2" CITY OF PHOENIX BRASS CUP FLUSH AT THE INTERSECTION OF DESERT OASIS STREET AND 4TH PLACE.
 6 FOUND SHANER MARKED "24711".
 7 FOUND SHANER MARKED "24712".
 8 FOUND BERM WITH CUP STAMPED "15 22384" 8.75' EAST OF THE BOUNDARY CORNER.

SURVEYOR'S NOTES:
 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION.
 2. EVERY QUANTITY OF BERM BOLLWEIG AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ATTEMPT OF TITLE, AND THIS COMMENTARY, NOT RECORD OF TITLE SURVEY, IS FOR THE CONVEYANCE. THERE MAY BE OTHER DOCUMENTS OR RECORDS WHICH WOULD AFFECT THIS PARCEL. UNRECORDED PROPERTY MAY BE SUBJECT TO EASEMENTS, ENCUMBRANCES AND RIGHT-OF-WAY.
 3. CONVEYANCE INSTRUMENT SHOWN HEREON ARE OBTAINED FROM THE MARICOPA COUNTY ASSessor'S OFFICE AND MAY BE INCOMPLETE OR OUT-OF-DATE.
 4. THIS SURVEY SHOULD NOT BE CONSIDERED AS DECORATIVE AND OR EVIDENCE OF ANY KIND, NOR SHOULD IT BE USED TO DETERMINE ANY RIGHTS OR INTERESTS IN REAL PROPERTY. THE OWNER HAS A DUTY AND IS FOR THEIR PROTECTION, AND FOR THE PROTECTION OF THE PUBLIC, TO OBTAIN A TITLE OPINION AND TO BE ADVISED OF THE CONSEQUENCES OF THE SAME, AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE APPROPRIATE SUPERIOR AND INFERIOR COURTS.
 5. THIS SURVEY IS NOT TO BE USED AS EVIDENCE OF ANY KIND, NOR SHOULD IT BE USED TO DETERMINE ANY RIGHTS OR INTERESTS IN REAL PROPERTY.

SURVEYOR'S STATEMENT:
 I, LANCE C. GIBSON, BEING A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING AND THAT I HAVE BEEN SO MADE UNDER AN SUPERVISION AND IT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS SHOWN HEREON DO EXIST AS INDICATED.

BOUNDARY NOTES:
 1 BLOCK WALL IS ON THE BOUNDARY LINE.
 2 WEST SIDE OF BLOCK WALL IS 1.56" WEST OF THE BOUNDARY LINE.
 3 WEST SIDE OF BLOCK WALL IS 1.06" WEST OF THE BOUNDARY LINE.

AREAS:
 LOT 1 - 64,200 SQUARE FEET OF 61.26 ACRES
 LOT 2 - 43,436 SQUARE FEET OF 40.114 ACRES
 TOTAL - 107,636 SQUARE FEET OF 101.374 ACRES

LEGEND:
 --- BOUNDARY LINE
 --- MONUMENT LINE
 --- EASEMENT LINE
 --- ALIENING PROPERTY
 --- OVERHEAD UTILITY LINE
 --- FENCE AS NOTED
 --- BLOCK WALL
 ○ LOT 1/2 REMAIN PER #88643 (SEE REFERENCE NOTES)
 ● FOUND MONUMENT AS NOTED
 ○ CALCULATED POINT, NOTHING FOUND AND AS NOTED
 (1) MEASURED DATA
 (2) RECEIVED DATA
 (M) MARICOPA COUNTY RECORDS
 (N) NORTH-SOUTH LINE
 (P) PUBLIC UTILITY EASEMENT (SEEDED BY STATE DOCUMENT)
 (R) RECEIVED PARCEL ASSESSMENT
 (S) BLOCK WALL
 (SE) SEWER NETWORK LINE
 (M) MONUMENT NOTE
 (N) BOUNDARY NOTE

LOT SPLIT
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND GALT RIVER BASIN AND HERNDAN, MARICOPA COUNTY, ARIZONA.
 107,636 SQUARE FEET OF 101.374 ACRES
 64,200 SQUARE FEET OF 61.26 ACRES
 43,436 SQUARE FEET OF 40.114 ACRES
 107,636 SQUARE FEET OF 101.374 ACRES
 64,200 SQUARE FEET OF 61.26 ACRES
 43,436 SQUARE FEET OF 40.114 ACRES
 107,636 SQUARE FEET OF 101.374 ACRES

Arizona Surveying and Mapping
Established Business Since 1969
 107,636 SQUARE FEET OF 101.374 ACRES
 64,200 SQUARE FEET OF 61.26 ACRES
 43,436 SQUARE FEET OF 40.114 ACRES
 107,636 SQUARE FEET OF 101.374 ACRES
 64,200 SQUARE FEET OF 61.26 ACRES
 43,436 SQUARE FEET OF 40.114 ACRES
 107,636 SQUARE FEET OF 101.374 ACRES



PLANNING BY: J. C. GIBSON
 SURVEY BY: J. C. GIBSON
 CHECKED BY: J. C. GIBSON
 DATE: 03/26/25
 SHEET NO. 1 OF 1

DIMITRI ANAGNOSTOPOULOS
 Commercial Sales & Leasing
 (480) 427-1854
 Dimitri@SignatureCommercial.com

Signature
 COMMERCIAL

OFFERS DUE JULY 20, 2025



For more information, please contact:

DIMITRI ANAGOSTOPOULOS

Commercial Sales & Leasing

(480) 427-1854

Dimitri@SignatureCommercial.com

Signature
COMMERCIAL

A division of REMAX Signature.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.

© Signature Commercial & Remax Signature 2025.