



## THE E. T. COLLINGS HOME

BUILT IN 1904

OFFICE OR  
RESIDENTIAL

EXCLUSIVELY LISTED BY:

**Donny Peper**  
602-638-1260  
[donny@clearcre.com](mailto:donny@clearcre.com)

**Shane Mackin**  
602-638-1261  
[shane@clearcre.com](mailto:shane@clearcre.com)



Built in 1904, the E. T. Collings home is a beautiful two-story property located in the Roosevelt Historic District, in the heart of downtown Phoenix. The charming front porch welcomes you into this elegant home full of historic features such as hardwood floors, moldings, sash and transom windows, fireplace and a grand wood staircase. The kitchen has custom cabinetry, farm sink, and granite countertops. Currently used as office space, it is zoned as Downtown Code, which allows for many permitted uses. Walk to restaurants, light rail, entertainment venues, and all the excitement that downtown Phoenix offers. New flooring throughout most of the home in 2017, new roof in 2018, driveway of pavers installed 2020. Tax records show home was built in 1919; Phoenix Historic Preservation office shows 1904.

- ✓ **Bedrooms:** 5
- ✓ **Bathrooms:** one ½ bath; two full
- ✓ **Flooring:** wood; tile
- ✓ **2509 sq. ft. livable space**

- ✓ **Appliances:** Dishwasher, Range/Oven, Refrigerator
- ✓ **Fireplaces:** 2 (not in use)
- ✓ **Parking spaces:** 4 covered (carport)
- ✓ **7,000 sq. ft. lot**



Population	1 mile	2 mile	3 mile
2010 Population	16,676	50,559	107,596
2022 Population	25,624	67,653	136,480
2027 Population Projection	29,317	76,637	153,914
Annual Growth 2010-2022	4.5%	2.8%	2.2%
Annual Growth 2022-2027	2.9%	2.7%	2.6%
Median Age	38.4	37.1	35.8
Bachelor's Degree or Higher	37%	30%	26%
U.S. Armed Forces	29	35	37

Households	1 mile	2 mile	3 mile
2010 Households	6,569	19,019	39,014
2022 Households	11,550	27,184	51,757
2027 Household Projection	13,428	31,045	58,664
Annual Growth 2010-2022	4.2%	2.0%	1.2%
Annual Growth 2022-2027	3.3%	2.8%	2.7%
Owner Occupied Households	3,282	10,366	20,685
Renter Occupied Households	10,146	20,679	37,979
Avg Household Size	1.8	2.2	2.5
Avg Household Vehicles	1	1	1
Total Specified Consumer Spending (\$)	\$291M	\$705.1M	\$1.3B

Income	1 mile	2 mile	3 mile
Avg Household Income	\$74,839	\$70,666	\$67,082
Median Household Income	\$45,760	\$43,813	\$46,065
< \$25,000	3,799	8,968	15,269
\$25,000 - 50,000	2,237	5,682	12,341
\$50,000 - 75,000	1,561	3,810	8,629
\$75,000 - 100,000	1,091	2,683	5,539
\$100,000 - 125,000	906	1,916	3,358
\$125,000 - 150,000	440	935	1,848
\$150,000 - 200,000	630	1,479	2,307
\$200,000+	889	1,711	2,466