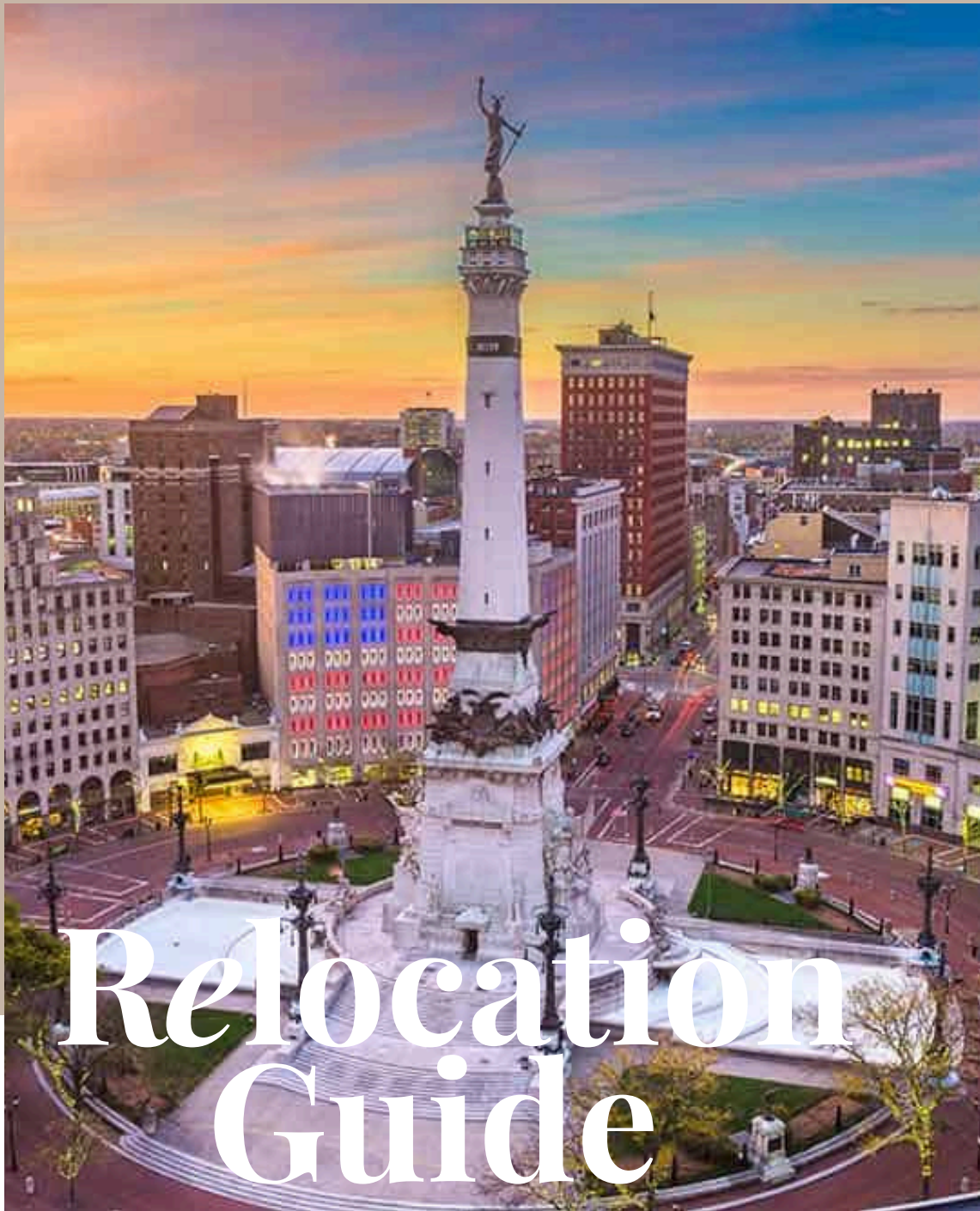


# INDIANAPOLIS



## Relocation Guide



**Team Russell**  
YOUR TEAM WITH HUSTLE

[www.relocatingtoindy.com](http://www.relocatingtoindy.com)

[www.teamrussellsellsindy.com](http://www.teamrussellsellsindy.com)



# WELCOME

## HELLO!

I am Priscilla Russell a highly accomplished and experienced realtor known for exceptional expertise in the real estate industry. With a passion for helping clients achieve their real estate goals, I built a reputation for providing top-notch service, professionalism, and outstanding results.

With a career spanning over 35 years, I have developed a deep understanding of the local real estate market, particularly in the Indianapolis area. My in-depth knowledge of the neighborhoods, market trends, and property values allows me to provide valuable insights and guidance to my clients. Whether it's buying or selling a home, I am committed to ensuring a smooth and successful transaction for my clients.

Sincerely,



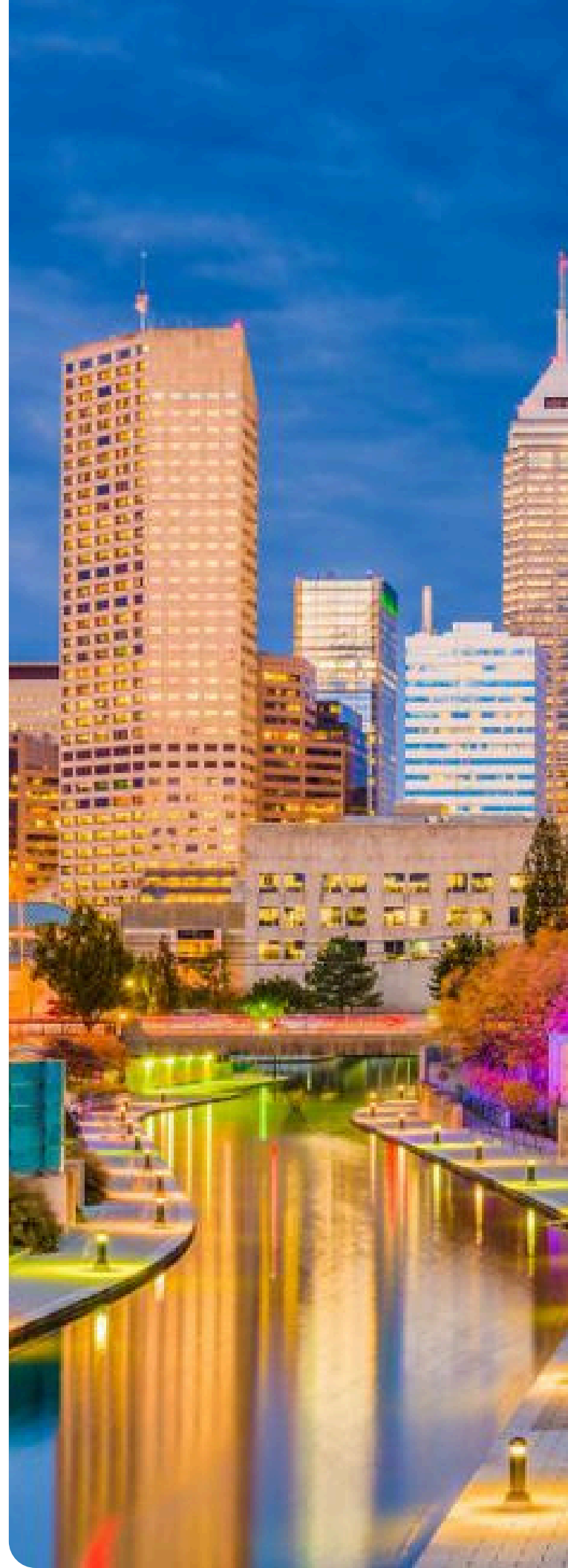
*P. Russell*

**Priscilla Russell**

"Your Agent With Hustle"

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# meet the team



## TERRENCE HALL SR.

REALTOR/TRANSACTION COORDINATOR

Terrence Hall Sr. is a seasoned real estate professional with a passion for helping clients achieve their homeownership dreams in Indianapolis and beyond.

Terrence's expertise extends across various facets of real estate, including residential sales, investment properties, and relocation specialist. Whether working with first-time homebuyers, seasoned investors, or individuals relocating to the Indianapolis area, Terrence leverages his industry insight and network to deliver exceptional results.

**317-650-3572 | [terrence.hall@hallandrussell.com](mailto:terrence.hall@hallandrussell.com) | [@terrencevhall\\_indyrealtor](https://www.instagram.com/terrencevhall_indyrealtor)**



## ERICA CRAWLEY

REALTOR

An Indiana resident for more than 30 years, Erica has been involved with her congregations community in educating and teaching youth, doing interior work in homes and having over 10 years of customer service. With a client first mentality, her innovative thinking and approach to real estate allows her to supply a quality service in building relationships with clients and continue supporting those relationships through successful communication.

**317-999-3366 | [erica.crawley@hallandrussell.com](mailto:erica.crawley@hallandrussell.com) | [@erica\\_r\\_crawley](https://www.instagram.com/erica_r_crawley)**



## ROBERT YOUNG

MARKETING SPECIALIST

An Indianapolis resident for more than 30 years and Team Russell's new construction marketing specialist.

**317-750-6141 | [youngr636011@gmail.com](mailto:youngr636011@gmail.com) | [@robyoung2](https://www.instagram.com/robyoung2)**



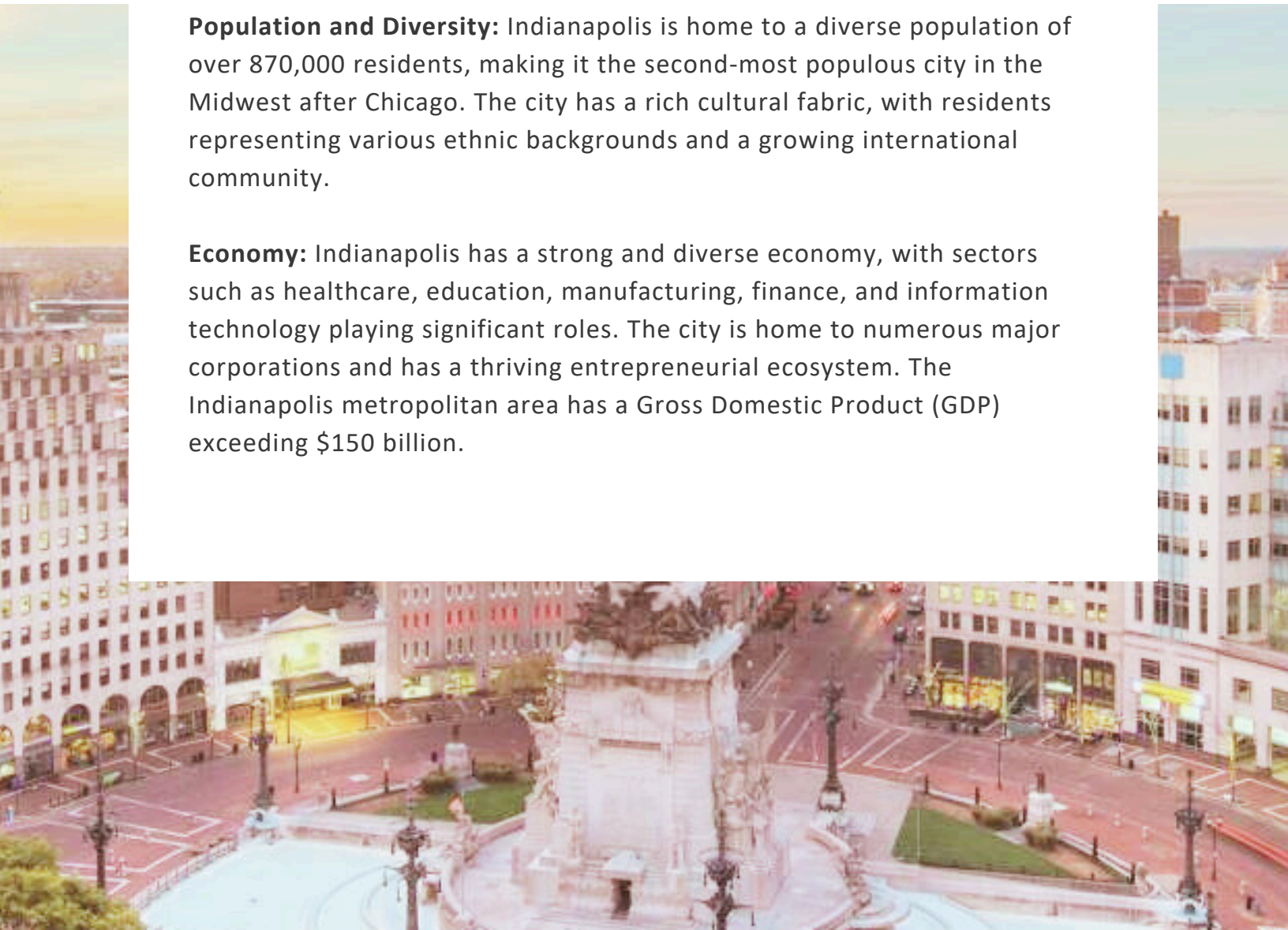
# About the city

**Indianapolis, Indiana** is the capital and largest city of the state. It is located in the Midwestern region of the United States and serves as a major cultural, economic, and political hub. Here's a description of Indianapolis:

**Geographical Location:** Indianapolis is situated in the central part of Indiana, approximately 120 miles southeast of Chicago and 180 miles southwest of Detroit. The city covers an area of around 368 square miles, making it the 16th largest city by land area in the United States.

**Population and Diversity:** Indianapolis is home to a diverse population of over 870,000 residents, making it the second-most populous city in the Midwest after Chicago. The city has a rich cultural fabric, with residents representing various ethnic backgrounds and a growing international community.

**Economy:** Indianapolis has a strong and diverse economy, with sectors such as healthcare, education, manufacturing, finance, and information technology playing significant roles. The city is home to numerous major corporations and has a thriving entrepreneurial ecosystem. The Indianapolis metropolitan area has a Gross Domestic Product (GDP) exceeding \$150 billion.

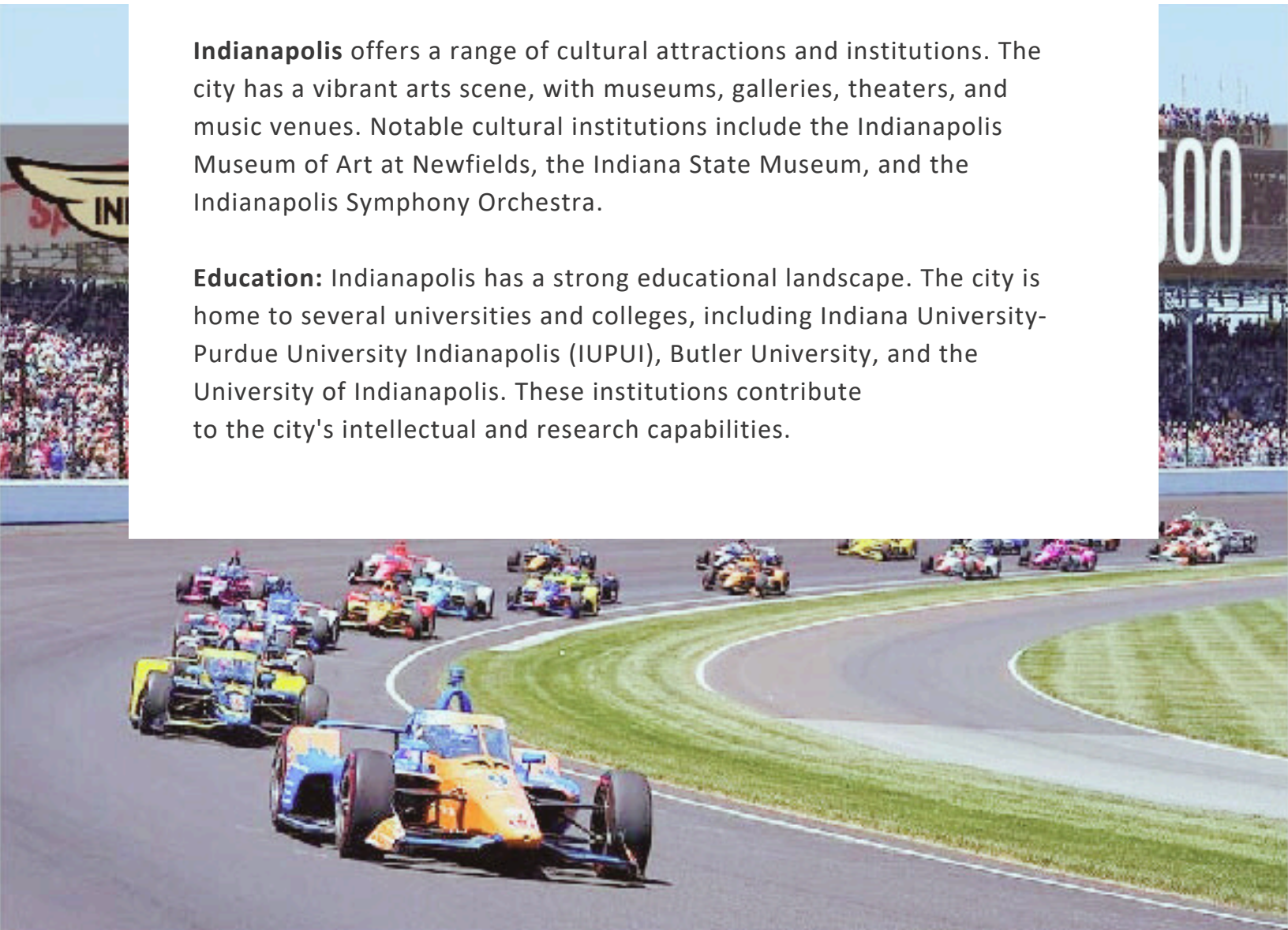


# About the city

**Sports and Entertainment:** Indianapolis is known as the "Amateur Sports Capital of the World" due to its robust sports culture. The city hosts major sporting events, including the Indianapolis 500, one of the world's most prestigious auto races, held at the Indianapolis Motor Speedway. It is also home to professional sports teams like the Indianapolis Colts (NFL), Indiana Pacers (NBA), and Indianapolis Indians (minor league baseball).

**Indianapolis** offers a range of cultural attractions and institutions. The city has a vibrant arts scene, with museums, galleries, theaters, and music venues. Notable cultural institutions include the Indianapolis Museum of Art at Newfields, the Indiana State Museum, and the Indianapolis Symphony Orchestra.

**Education:** Indianapolis has a strong educational landscape. The city is home to several universities and colleges, including Indiana University-Purdue University Indianapolis (IUPUI), Butler University, and the University of Indianapolis. These institutions contribute to the city's intellectual and research capabilities.



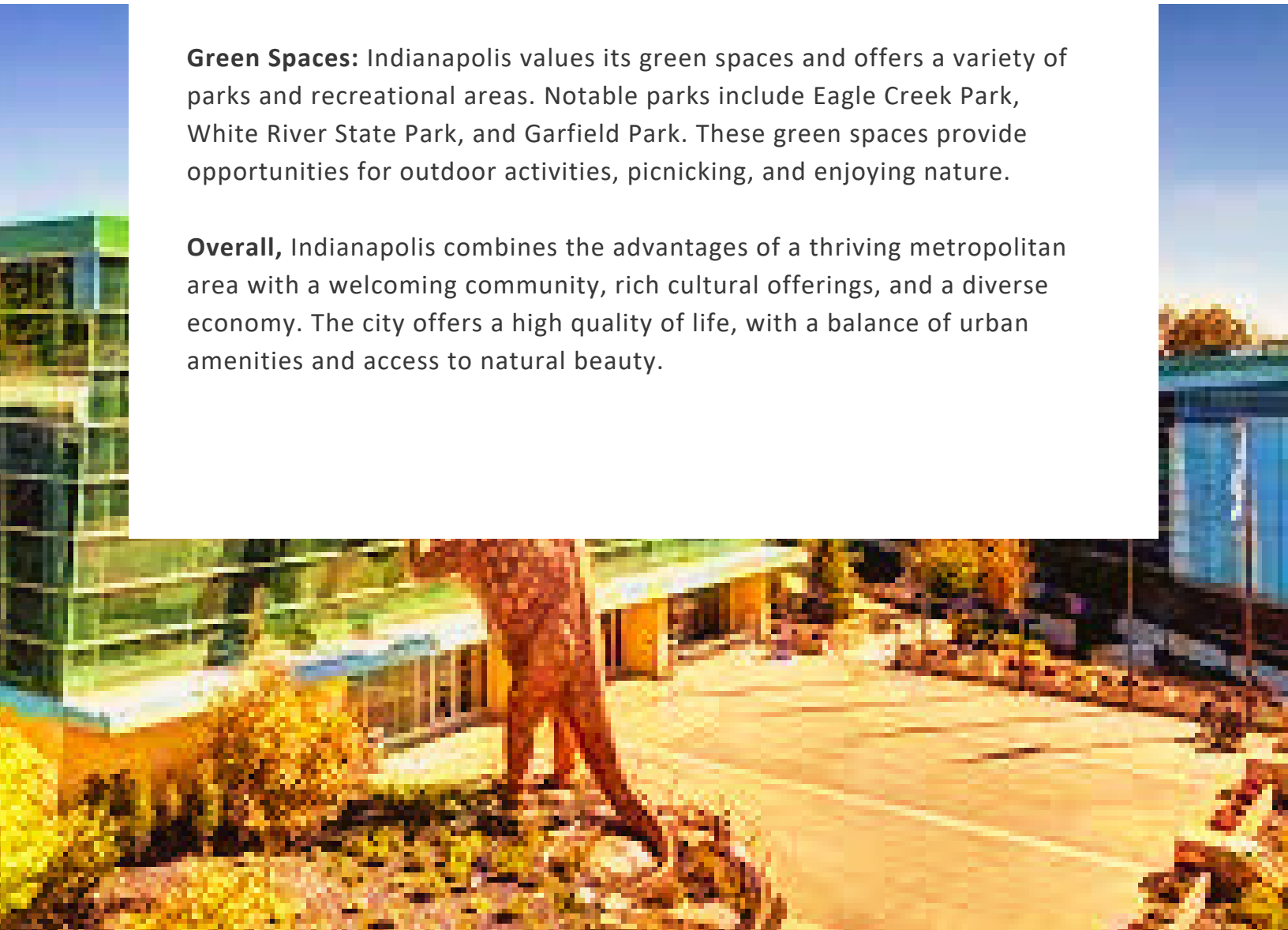


# About the city

**Infrastructure and Transportation:** Indianapolis has a well-developed infrastructure and transportation system. The city is served by an extensive network of highways, including major interstates. Indianapolis International Airport offers domestic and international flights, connecting the city to various destinations. The city also has a public transportation system, including buses and a downtown electric vehicle transit system called the IndyGo.

**Green Spaces:** Indianapolis values its green spaces and offers a variety of parks and recreational areas. Notable parks include Eagle Creek Park, White River State Park, and Garfield Park. These green spaces provide opportunities for outdoor activities, picnicking, and enjoying nature.

**Overall,** Indianapolis combines the advantages of a thriving metropolitan area with a welcoming community, rich cultural offerings, and a diverse economy. The city offers a high quality of life, with a balance of urban amenities and access to natural beauty.





# climate insight

**01**

## **WINTER**

Winter (December to February): Winters in Indianapolis are typically cold with occasional snowfall. Average high temperatures range from 35°F to 43°F, while average low temperatures range from 19°F to 28°F.

---

**02**

## **SPRING**

Spring (March to May): Spring in Indianapolis brings a transition from cold to mild weather. Average high temperatures gradually increase from 49°F in March to 72°F in May. However, early spring can still be chilly, with occasional frost.

---

**03**

## **SUMMER**

Summer (June to August): Summers in Indianapolis are warm and humid, with occasional thunderstorms. Average high temperatures range from 80°F to 85°F with occasional heatwaves pushing temperatures higher. Average low temperatures range from 61°F (16°C) to 66°F (19°C).

---

**04**

## **FALL**

Autumn (September to November): Autumn in Indianapolis brings pleasant and mild weather, with comfortable temperatures and beautiful foliage. Average high temperatures gradually decrease from 78°F (26°C) in September to 55°F (13°C) in November. Average low temperatures range from 54°F (12°C) to 35°F (2°C). Autumn is generally drier compared to summer, although occasional rain showers are still common.



# Key Employers

## Advanced Manufacturing and Logistics

### Key Employers



## Agbiosciences

### Key Employers



## Creative Economy

### Key Connectors



## Life Sciences

### Key Employers



# Key Employers

## Sports

### Key Employers



## Technology

### Key Employers



## Advanced Energy Technology





# local attractions

## TOP 10

### *Things To Do In Indy*

#1



#### INDIANAPOLIS ZOO & WHITE RIVER GARDENS

Pet sharks in the nation's largest shark touch tank, suit up for an in-water dolphin experience, or interact with birds at the "Flights of Fancy" exhibit. This TripAdvisor Top 10 Zoo is triple-accredited as a zoo, aquarium and botanical garden.

#2



#### INDIANAPOLIS MOTOR SPEEDWAY & HALL OF FAME MUSEUM

The iconic 2.5-mile oval is host to the world's largest single-day sporting event, the Indy 500, and captures the rich 100-year old history of the "Racing Capital of the World."

#3



#### EITELJORG MUSEUM

Home to the one of the finest collections of American Indians and Western art in the world and the only one in the Midwest. It is renowned for immersing visitors in the art, history and culture of the American West and indigenous peoples of North America.

#4



#### CHILDREN'S MUSEUM

The world's largest children's museum is right here in Indy and provides a one-of-a-kind experience which has made it one of the most respected and loved in the nation. Discover the stories and science behind more than 120,000 artifacts on five levels.

#5



#### CENTRAL CANAL

Explore White River State Park's Central Canal in a Venetian-style gondola, surrey, cruiser bike, Segway, pedalboat, or on foot. Take in an impressive collection of public art, war memorials, and vast urban green space as you pass numerous museums and cafes.

#6



#### INDIANA STATE MUSEUM & IMAX THEATER

Uncover Indiana's secrets through hands-on exhibits exploring the state's diverse history at this world-class institution constructed from Indiana limestone, steel and glass. Captivate your imagination on the towering IMAX screen.

#7



#### RHYTHM! DISCOVERY CENTER

Beat on drums and learn how rhythm and percussion are a part of our daily lives at this museum for kids of all ages. Explore a wide variety of instruments and artifacts from around the world.

#8



#### VICTORY FIELD

Take your family and friends out to the ballpark for some fun at Victory Field, named Best Minor League Ballpark in America by *Sports Illustrated*. Enjoy excellent views of downtown from the stands or a picnic on the outfield lawn.

#9



#### NEWFIELDS - A PLACE FOR NATURE & THE ARTS

This museum campus features a collection of 54,000 works spanning 5,000 years and sits on 152 acres of beautiful gardens and grounds, including a 100-acre sculpture park and the historic Lilly House and Gardens.

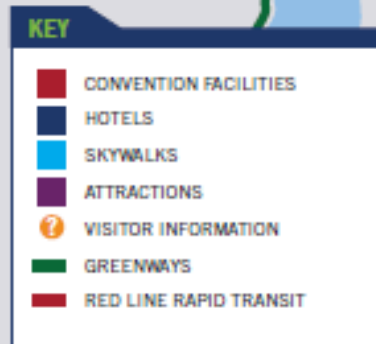
#10



#### MONUMENTS & MEMORIALS

Aside from Washington, D.C., Indy is home to more monuments and memorials than any other U.S. city. Experience an eagle-eye view of the city from atop the Soldiers & Sailors Monument or visit the Indiana War Memorial Plaza.

## Things To Do In Indy







01

#### **INDIANA UNIVERSITY HEALTH METHODIST HOSPITAL**

---

02

#### **RILEY HOSPITAL FOR CHILDREN AT INDIANA UNIVERSITY HEALTH:**

Riley Hospital for Children is a leading pediatric hospital providing comprehensive care for children

---

03

#### **ESKENAZI HEALTH:**

Eskenazi Health is a large healthcare system in Indianapolis that includes Sidney & Lois Eskenazi Hospital, a Level I trauma center.

---

04

#### **COMMUNITY HOSPITAL EAST:**

As part of the Community Health Network, Community Hospital East is a full-service hospital located on the east side of Indianapolis

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05

#### **FRANCISCAN HEALTH INDIANAPOLIS:**

Franciscan Health Indianapolis is a Catholic healthcare system that includes a hospital and medical center in Indianapolis

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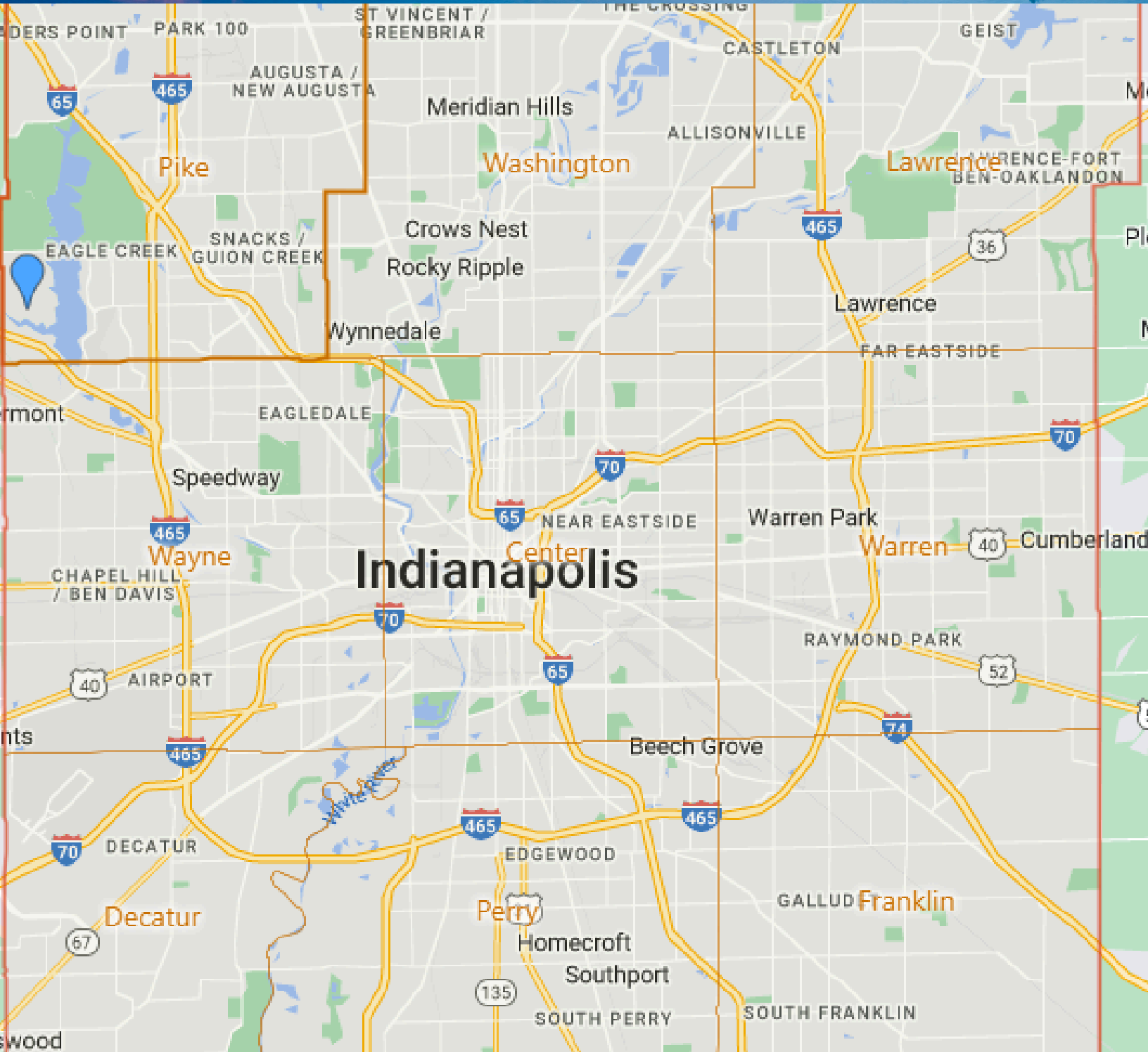
06

#### **ST. VINCENT INDIANAPOLIS:**

St. Vincent Indianapolis is a part of Ascension, one of the largest nonprofit health systems in the United States.



# Map Of local schools





# local schools

## Pike Township

01

In Pike Township we have an incredible school community that is fully invested in our mission to “cultivate a diverse, innovative learning environment by opening doors of opportunity for students to achieve their maximum potential.” This investment can be seen through a variety of local partnerships, academic initiatives and experiences, and a staff that works diligently to provide a world-class education. Pike High School’s 90% graduation rate and IDOE recognition as an “A” school makes us #PikeProud of our accomplishments.



## 02 Lawrence Township

Serving over 16,000 students in 21 buildings, Lawrence is a residential suburban community of 95,000+ and home to Fort Benjamin Harrison State Park and Geist Reservoir. With families from widely diverse cultural, racial, and socio-economic backgrounds, the Lawrence community values and embraces diversity as one of its greatest strengths.

03

## Washington Township

In our Washington Township Schools, our mission is to develop lifelong learners and globally-minded citizens by fostering the academic, creative, and social skills needed to achieve excellence in a multicultural environment. We believe that our public schools are the foundation of our society, and in Washington Township, we are rooted in community. We proudly serve our students and families by providing a high-quality, consistent and safe learning environment.



## 04 Wayne Township

Since its creation in 1962, the Metropolitan School District of Wayne Township has grown in not only the number of students we educate, but also in the strength and diversity of our surrounding community



# local schools

## 05 Warren Township

Warren's mission is to connect tradition with innovation, in a safe and caring environment, that provides exceptional learning experiences and fosters meaningful relationships for ALL Warren students, families and employees.



## 06 Decatur Township



A focus on student learning is essential for all of our children as we empower growth and development through a high level of expectations well beyond high school graduation. MSD of Decatur Township Graduates are prepared to achieve their life goals that they have developed through a focus on college and career readiness during their time at the MSD of Decatur Township.

## 07 Perry Township

The mission of Perry Township Schools is to provide educational opportunities that create a desire for lifelong learning that inspires all students to maximize their academic success.



## 08 Franklin Township

Our mission is to instill in all students a passion for lifelong learning and to inspire each one to contribute as a responsible citizen to the future of our interconnected world.

## 09 Indianapolis Public Schools

The largest public school district in Indiana, Indianapolis Public Schools (IPS) is an agile, innovative educational organization committed to academic excellence built through individualized, relationship-based learning. We empower our students to think critically, creatively and responsibly, to embrace diversity and pursue their dreams with purpose. Though we cover 80 square miles, employ more than 5,000 people and serve more than 30,000 students, we are committed to serving individual students with what they need



VISIT  
**Indy**

# nearby parks

**WHITE RIVER  
STATE PARK:  
THE LARGEST URBAN  
STATE PARK IN THE COUNTRY**

## Active in Indy

### RUNNING & BIKING

For many it is a morning routine that keeps them healthy. For others, it's a way of life that drives them to compete. Whatever your motivation, Indianapolis has an experience that will keep you moving during your visit to the city. Exploring on foot or by bicycle not only keeps you on pace for fitness goals, it is also the best way to connect and uncover the places and spaces you might otherwise miss. The city was recently named a 'Top 15 Biking City' by *Bicycling Magazine* and earned the 'National Runner Friendly City of the Year Award' by the Road Runners Club of America.



### TRAIL DISTANCES

	miles
Monon Trail	25
Fall Creek Trail	10.6
Indianapolis Cultural Trail	8
Central Canal Towpath	5.2
White River Wapahani Trail	4.7
Canal Walk	1.5

### INDIANAPOLIS CULTURAL TRAIL

Named "the biggest and boldest step by any American city" by Project for Public Spaces, this internationally-acclaimed 8-mile biking and walking trail connects neighborhoods to downtown. The trail includes lush landscaping, storm-water bioswells, and an amazing collection of public art.





## INDY PARKS

*Get outside and enjoy fresh air at these must-see parks.*



### WHITE RIVER STATE PARK

As America's only cultural urban state park, White River State Park's 250 acres offer a unique blend of green space and cultural attractions. It is home to the scenic Central Canal.



### EAGLE CREEK

One of the nation's largest city parks, Eagle Creek Park covers over 3,900 acres. The park's trails beckon to hikers and birders, its 1,400-acre lake welcomes fishermen and sailors.



### FORT HARRISON STATE PARK

This former military-base-turned park offers walking and hiking trails, picnic sites, fishing access, a Pete Dye-designed golf course, and two national historic districts.



### HOLLIDAY PARK

Widely known for the mythical ruins, this park features one of the city's best, hard-to-leave playgrounds and two miles of picturesque trails that lead to the banks of the White River.



### INDIANA PACERS BIKESHARE

Access to two wheels is easy with 525 bikes with 51 stations along the Indianapolis Cultural Trail, Monon Trail and other greenways. Check out, ride, and return to any station!



### THE CENTRAL CANAL

This picturesque waterway runs 1.5 miles and is ideal for an afternoon run or an evening stroll. Bikes, surreys, pedal boats, and kayaks are available to rent.

## HIT THE LINKS

*If the links are calling, you are covered with a selection of courses including two featured on the state's Pete Dye Golf Trail.*



### BRICKYARD CROSSING

Located on the grounds of the world-famous Indianapolis Motor Speedway, the course features four holes inside the oval. The Brickyard is ranked as one of America's Top 100 public courses by *Golf Digest*.



### THE FORT GOLF COURSE

This incredible course is unusually hilly for central Indiana. The Fort offers breathtaking views that are sure to delight any golfer.



### ANNUAL RACES

Competitors travel to Indy to test themselves at spring's 500 Festival Mini Marathon and fall's Monumental Marathon. The Indy Crit lures bikers to race on city streets.



# places to eat



## ST. ELMO'S STEAK HOUSE

- 127 S. Illinois St.  
Indianapolis, IN 46225
- (317) 635-0636



## BAZBEAUX PIZZA

- 333 Massachusetts Ave.  
Indianapolis, IN 46204
- (317) 636-7662



## YATS CAJUN.CREOLE

- 5363 N. College Ave.  
Indianapolis, IN 46220
- (317) 253-8817



## THE JAZZ KITCHEN

- 5377 N. College Ave.  
Indianapolis, IN 46220
- (317) 253-4900



## BODHI - CRAFT BAR & THAI

- 922 Massachusetts Ave.  
Indianapolis, IN 46202
- (317) 941-6595



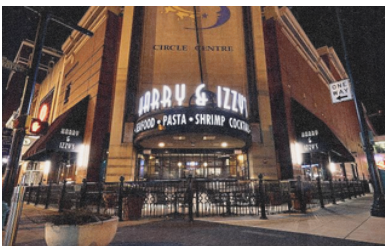
## IOZZO'S GARDEN OF ITALY

- 946 S. Meridian St.  
Indianapolis, IN 46225
- (317) 974-1100



## YASO JAMAICAN GRILL

- 922 Massachusetts Ave.  
Indianapolis, IN 46202
- (317) 941-6595



## HARRY & IZZY'S

- 153 S. Illinois  
St.Indianapolis, IN 46225
- (317) 635-9594



## 1933 LOUNGE

- 9707 District North Dr.,  
Ste. 1120Fishers, IN  
46037
- (317) 758-1933

# places to eat



## THE AMP AT 16 TECH

1220 Waterway Blvd  
Indianapolis, IN 46202



## THE GARAGE FOOD HALL

906 Carrollton Ave.  
Indianapolis, IN 46202



## PRIME 47

- 14300 Clay Terrace Blvd., Ste. 155 Carmel, IN 46032
- (317) 660-0720



## RIZE

- 9705 Fishers District Dr., Ste. 760 Fishers, IN 46037
- (317) 516-4838



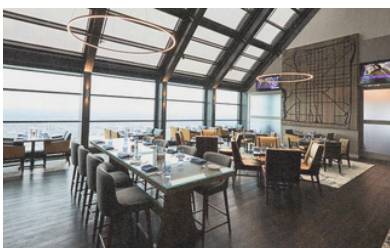
## 101 BEER KITCHEN

- 9708 District North Dr., Ste. 910 Fishers, IN 46037
- (317) 537-2041



## CONVIVIO ITALIAN

- 40 S. Main St. Zionsville, IN 46077
- (317) 773-3600



## SKYLINE CLUB

- One American Square, 36th Flr. Indianapolis, IN 46282
- (317) 263-5000



## OCEAN PRIME

- 8555 N. River Rd. Indianapolis, IN 46240
- (317) 569-0975



## IRON WORKS

- 2721 E. 86th St., Ste. 200 Indianapolis, IN 46240
- (317) 843-6105



# local hot spots

VISIT  
**Indy**

**RUOFF MUSIC CENTER:  
TOP CONCERT AMPHITHEATER  
IN THE WORLD**  
- POLLSTAR

## Local Culture & Nightlife

### EXPERIENCE INDY LIKE A LOCAL

*Immerse yourself in local culture by discovering the neighborhoods where it thrives. Whether it's ponying up to a pint of local brew, shopping for hand-made art collectibles, taking in a play or live show, or enjoying the city's acclaimed restaurants, these are a few of the neighborhoods that offer authentic Indy experiences.*



#### MASS AVE

Pulsating with color and art, this chic corridor is home to many of the city's best shops, bars, and restaurants.



#### FOUNTAIN SQUARE

A mix of grit and hustle has made this area a hub of live music, edgy art, and a retro vibe that is always in style.



#### BROAD RIPPLE VILLAGE

The village, a mix of shops and restaurants, awakens every night as partiers fill clubs and bars.



#### SOBRO

This residential stretch is dotted with old-school classics alongside many of the newest locally owned favorites.



#### FLETCHER PLACE

Polished and new, this neighborhood is home to the city's most nationally acclaimed restaurants.



#### SPEEDWAY

In the shadow of the famed racetrack is a strip of breweries and restaurants that rev with local flavors.



## LIVE MUSIC

*From outdoor amphitheaters to arenas to intimate clubs, discover the soundtrack to the city at these venues big and small.*



## HEADLINING CONCERTS

Catch the hottest touring acts at these Indy theatres and outdoor venues.



*Ruoff Home Mortgage Music Center*



*The Lawn at White River State Park*



*Bankers Life Fieldhouse*



*Old National Centre*

## INTIMATE SHOWS

Visit these clubs for up-and-coming artists and the best in local talent.



*Discover bands before they get big at Hi-Fi*



*Jazz is always in style at the Chatterbox*



*Get the blues at the Slippery Noodle*



*Honky Tonk at Dukes Indy*



## PERFORMING ARTS

From the Indianapolis Symphony Orchestra to the Indiana Repertory Theatre to edgier performances at the Phoenix Theatre or IndyFringe, the city's stages are set to entertain.



## LOCAL SHOPPING

Only-in-Indy gifts can be found at the boutiques shops like Silver in the City on Mass Ave or the merchants that make Broad Ripple Village a favorite for discovering local treasures.

## CRAFT BEVERAGES

*The city's breweries, distilleries, cideries, and wineries produce local flavors sure to please.*



## BREWERIES

An explosion of local breweries began with Sun King Brewing (winners of 3 golds at the 2019 Great American Beer Festival). Today, the city is dotted with tast-ing rooms and local beers can be found at any bar in the city.

## DISTILLERIES

From gin joints to whiskey de-rived from Indiana corn, the city's distillers are crafting cocktails distinctive to the Hoosier state.

## CIDERIES

Not everyone is a beer drinker and for those folks creators at Ash & Elm and New Day Craft offer a range of ciders.

## WINERIES

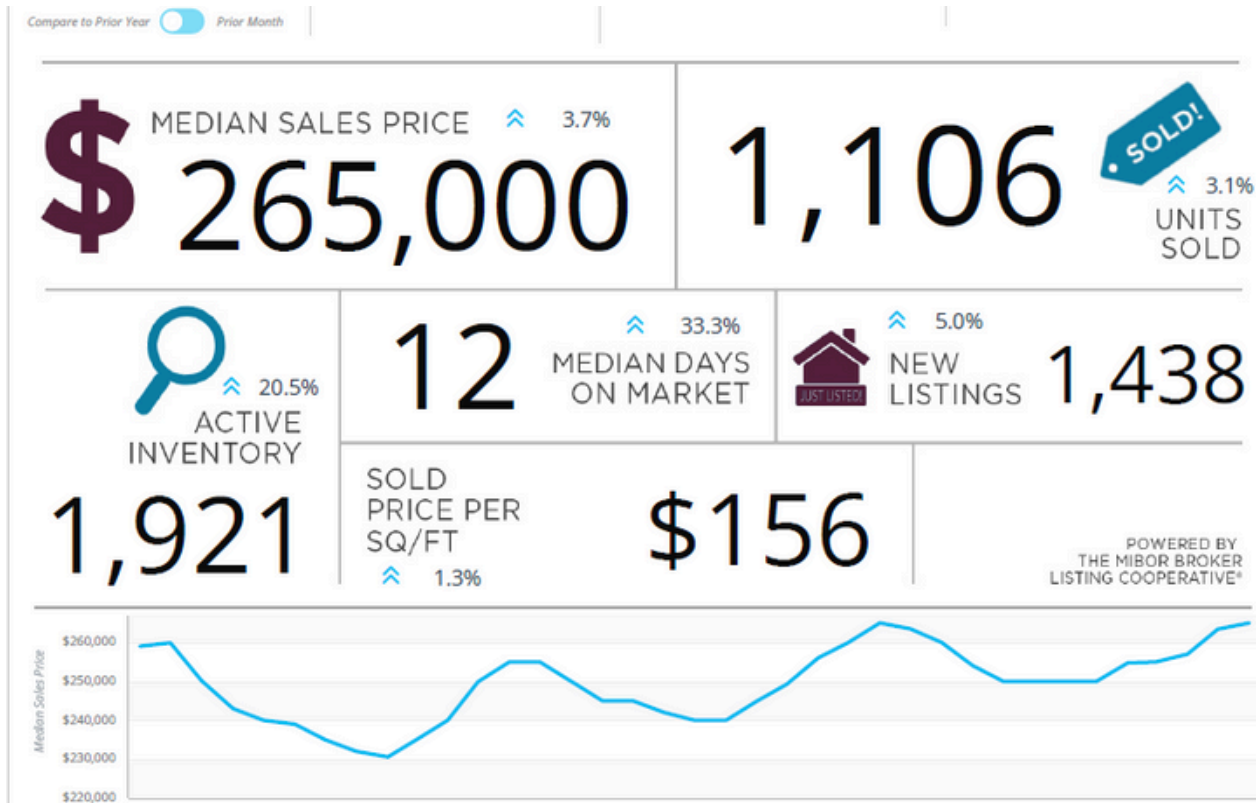
Fans of vino can taste wines from Indiana-grown grapes at tasting rooms around the city.



## INDY CRAFT PASS

Visit Indy's craft beverage pass rewards visitors for checking in at select locations.

# real estate at a glance



**PULLING DATA FROM JUNE OF 2025**, THE MEDIAN SALES PRICE OF HOMES IN THE METRO INDY AREA HAS INCREASED TO AN AVERAGE OF \$265,000. MEDIAN DAYS ON MARKET HAS INCREASED VERY SLIGHTLY FROM 8 TO 12 DAYS ON MARKET FROM LIST TO PENDING. THE NUMBER OF RESIDENTIAL HOME SALES DECREASED SLIGHTLY WHILE NEW LISTINGS HAVE INCREASED OVER 20.6%.

What does this mean? If you are a buyer or a seller in this market...don't let the current interest rates stop you from making your move. Partner with Team Russell to navigate the changes in the market and be patient. Get started today to set you up for a smooth transaction in 2025!



# getting around



## INDIANAPOLIS INTERNATIONAL AIRPORT

As the first terminal designed after 9/11, IND combines state-of-the-art security measures with smart, convenient design. The fastest Wi-Fi of any airport in the U.S., award-winning dining favorites, and beloved shopping options add to an unmatched traveler experience. *Condé Nast Readers Choice Awards* named IND “Best Airport in North America” and J.D. Power singled them out for Best Overall Passenger Experience.



## AIRPORT TRANSIT

*Positioned only 15 minutes from downtown, there are easy options for getting to and from IND.*

## TAXIS

Taxis are readily available at the airport. A typical fare from airport to downtown is \$35, and select taxi companies offer a \$5 flat rate fare for trips within downtown.

## UBER & LYFT

Car service in addition to taxis is available through Uber and Lyft. Both app-based services connect visitors with resident drivers.



# getting around

## GETTING AROUND INDY

*The city's design is conducive to putting on shoes and walking, but for longer trips there are options to fit every type of traveler.*



### INDYGO BUS SYSTEM AND THE RED LINE

Bus routes operate around the city, including a fixed route to and from the airport every 15 minutes, for as little as \$1.75 per ride. IndyGo's Transit Center is a hub for public transit in the city.



The Red Line is a 13-mile rapid transit line that connects Broad Ripple in the north to the University of Indianapolis in the south. It includes a stop at The Children's Museum of Indianapolis, weaves through the heart of downtown's convention district, and reaches the popular Fountain Square cultural district. Frequent service and affordable rates make riding easy, and the all-electric bus fleet makes the Red Line an environmentally responsible choice.



### DRIVING IS EASY

Known as the Crossroads of America, Indy is within a day's drive of more than half the nation's population.

### BIKING & BIKE SHARE

Bicycle rentals are available at the Indy Bike Hub at City Market and Wheel Fun Rentals in White River State Park. Several hotels offer complimentary bicycles to guests.

Indiana Pacers Bike Share has 50 stations located on or near the Indianapolis Cultural Trail, and the 525 bikes are available for anyone to use.



### RIDE THESE TRAILS



#### INDIANAPOLIS CULTURAL TRAIL

This internationally acclaimed 8-mile biking and walking trail connects the city's Cultural Districts.



#### THE MONON TRAIL

Indy's original greenway stretches 25 miles from downtown to Broad Ripple, Carmel, and Westfield.

### SCOOTERS

Both Bird and Lime offer options for scooter rentals that are fun and convenient for short distances.

### ACCESSIBILITY

Indy has been recognized by the National Organization on Disability as an Accessible America Competition winner and touted as a national model for a disability-friendly city.



# contact us

## TEAM RUSSELL “YOUR TEAM WITH HUSTLE”

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E: [Priscillarussell@hallandrussell.com](mailto:Priscillarussell@hallandrussell.com)



@teamrussellsellsindy

