



Welcome to ZIONSVILLE

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COLLEEN HUNGERFORD
REAL ESTATE

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REAL ESTATE

Neighborhood GUIDE

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CONTACT US FOR MORE INFORMATION OR TO
SCHEDULE A TOUR OF HOMES IN CARMEL, INDIANA.

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ZIONSVILLE, INDIANA

Welcome to Zionsville, Indiana, a picturesque suburb located just northwest of Indianapolis. Known for its charming village atmosphere and high quality of life, Zionsville offers a unique blend of historic charm and modern amenities.

The town is celebrated for its excellent schools, beautiful parks, and vibrant community spirit. Consistently ranking “as **one of the best places** to live not only in Indiana, but in the nation.”

LOCATION

Zionsville is situated in Boone County, approximately 18 miles northwest of downtown Indianapolis. The town is conveniently accessible via major highways, including I-65 and State Road 334, making commuting to Indianapolis and other nearby areas easy and efficient.

Public transportation is supported by the nearby IndyGo bus services, and the town is committed to maintaining and expanding its network of scenic bike and pedestrian trails to promote eco-friendly travel and enhance community connectivity.

ZIONSVILLE OVERVIEW

Founded in 1852, Zionsville has grown from a quaint rural village into a thriving suburban town that values its historic charm and community-focused living. Known for its excellent schools, safe neighborhoods, and high quality of life, Zionsville offers residents a picturesque setting with a strong sense of community.

Zionsville offers an array of parks and recreational spaces, with the Zionsville Rail Trail and Lions Park being popular destinations for outdoor lovers. The town's historic downtown, with its charming brick-paved streets, is lined with boutique shops, diverse dining options, and cultural attractions.

Zionsville has successfully preserved its rich history and small-town charm while offering the modern amenities and attractions that make it a desirable place for families to call home.

Key Statistics

- Population: approximately 32,000 residents.
- Median Home Price: The median home price in Zionsville is around \$500,000, reflecting its desirability and status
- Climate: Carmel experiences a humid continental climate with hot, humid summers and cold winters. Average temperatures range from about 22°F in winter to 85°F in summer.
- Major Industries: The local economy is supported by sectors such as education, healthcare, technology, and professional services.





Zionsville AT A GLANCE



POPULATION

Approximately 32,000 residents



MEDIAN AGE

40.4 years



MEDIAN HOUSEHOLD INCOME

Approximately \$148,231



MEDIAN HOME PRICE

Around \$500,000



HOME OWNERSHIP RATE

Approximately 85%



AVERAGE PROPERTY TAX

Approx. \$4,300 annually, based on property's assessed value



STUDENT-TEACHER RATIO

Approximately 16:1



**ZIONSVILLE:
WHERE CHARM,
COMMUNITY,
AND HERITAGE
MEET**

ZIONSVILLE, IN

COMMUNITY & LIFESTYLE

With a population of around 32,000, Zionsville is a charming community that prides itself on its friendly atmosphere and vibrant lifestyle. The town hosts a variety of community events, such as the Fall Festival and the Zionsville Farmers Market, offering residents plenty of opportunities to engage and connect. The historic downtown area, with its brick-paved streets and unique boutiques, serves as a hub for shopping, dining, and cultural experiences, making Zionsville a picturesque and inviting place to live. Zionsville is also home to 17 parks and facilities with over 400 acres of parkland, providing ample opportunities for outdoor activities and recreation.



Explore **PARKS**



ZIONSVILLE RAIL TRAIL

The Zionsville Rail Trail is a popular destination for walkers, joggers, and cyclists, offering a scenic route through the heart of the town. Also known as the Big-4 Rail Trail, this 12' paved trail forms the 5-mile central spine of Zionsville's network of over 20 miles of interconnected pathways connecting several neighborhoods and parks, providing a safe and picturesque path for outdoor activities.

[Zionsville Rail Trail](#)



LIONS PARK

Lions Park is an 18-acre community park located near downtown Zionsville, offering a wide range of recreational facilities for families and visitors. The park features playgrounds, picnic shelters, sports fields, and walking paths.
115 S Elm St, Zionsville, IN 46077

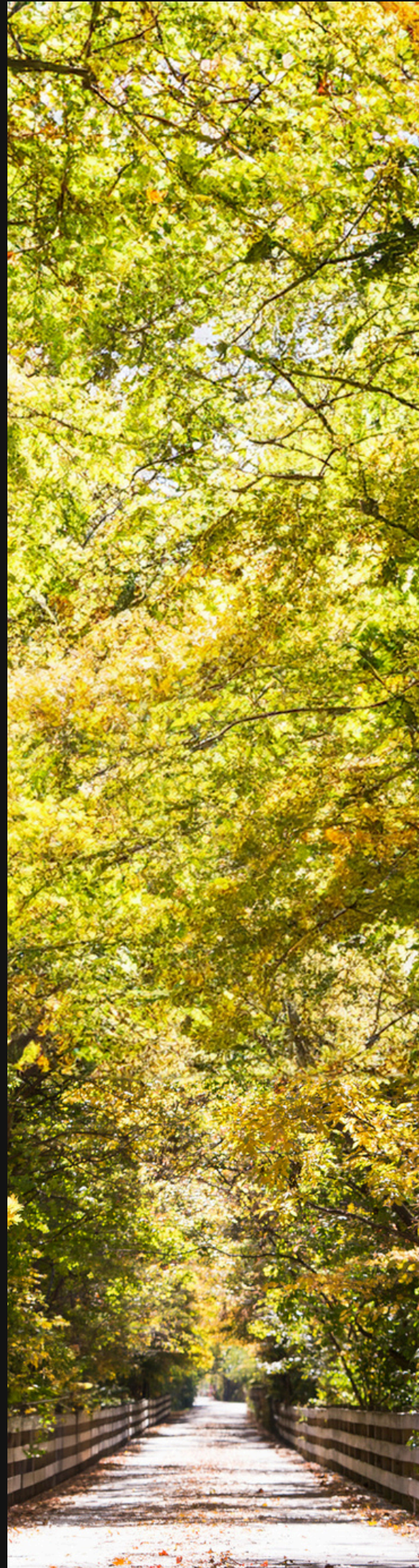
[Lions Park](#)



MULBERRY FIELDS

Mulberry Fields is a 38-acre park offering diverse recreational opportunities for visitors of all ages. The park features a splash pad, a skate park, a sledding hill, walking paths, pickle ball courts, and multi-use sports fields.
9645 Whitestown Rd, Zionsville, IN 46077

[Mulberry Fields](#)





Explore PARKS



STARKEY NATURE PARK

Starkey Nature Park is a 80-acre natural oasis located along Eagle Creek, offering a retreat for nature lovers and outdoor enthusiasts. The park connects to the Big-4 Rail Trail that winds through wooded areas and along the creek, providing a perfect setting for hiking, birdwatching, and photography.

667 Sugarbush Dr, Zionsville, IN 46077

[Starkey Nature Park](#)



TURKEY FOOT NATURE PARK

Turkey Foot Nature Park is a gem of 23 forested acres. This park has a footbridge over Eagle Creek, hiking trails, paved parking area and a pathway connection east to Red Bud Lane. Perfect for biking, canoeing, fishing, and nature watching.

4795 Turkeyfoot Ave, Zionsville, IN 46077

[Turkey Foot Nature Park](#)



ELM STREET GREEN

Elm Street Green is a beautifully landscaped park located near downtown Zionsville, featuring open green spaces, walking trails, and a playground. The park offers a serene environment for picnics, family outings, and community events.

9165 N Elm St, Zionsville, IN 46077

[Elm Street Green](#)

Explore **ARTS**

* **ZIONSVILLE CULTURAL DISTRICT**

The Zionsville Cultural District is the heart of the village district, nestled within its charming historic downtown. This district is known for its brick-paved streets and historic architecture, providing a picturesque setting for a wide range of artistic and cultural activities. The area is home to art galleries, boutique shops, and cozy cafes, making it a popular destination for locals and visitors alike. Throughout the year, the Zionsville Cultural District hosts a variety of events, including art walks, live music performances, and festivals that showcase the talents of local artists and performers. Public art installations and sculptures are scattered throughout the district, enhancing its vibrant atmosphere and encouraging community engagement with the arts.

* **SULLIVAN MUNCE CULTURAL CENTER**

SullivanMunce Cultural Center is a cornerstone of Zionsville's arts community, located within the Zionsville Cultural District. This center is dedicated to preserving and promoting local art, history, and culture through its art gallery, museum, and genealogy library. The art gallery features rotating exhibits of contemporary art, while the museum offers insights into Zionsville's rich history. SullivanMunce also hosts a variety of events, workshops, and educational programs that engage the community and support local artists.

* **LINCOLN PARK CONCERT SERIES**

The Lincoln Park Concert Series is a beloved summer tradition in Zionsville, offering free outdoor concerts in the heart of the Zionsville Cultural District. The series features a diverse lineup of musicians and bands, attracting audiences of all ages to enjoy live music in a beautiful park setting.



Community EVENTS

01

ZIONSVILLE FARMERS MARKET

The Zionsville Farmers Market is a beloved community event held every Saturday from May through September. This vibrant market features fresh, locally grown produce, artisan goods, flowers, and homemade treats. It's a perfect place for residents to gather, shop, and support local farmers and vendors while enjoying live music and socializing with neighbors.

02

ZIONSVILLE FALL FESTIVAL

Zionsville Fall Festival is an annual event that celebrates the autumn season with a weekend full of family-friendly activities. The festival features a parade, live entertainment, carnival rides, a pet parade, arts and crafts booths, and a classic car show. It's a tradition that brings the community together to enjoy the festive atmosphere and celebrate the beauty of fall.

03

CHRISTMAS IN THE VILLAGE

Starting the weekend after Thanksgiving and running through Christmas, Christmas in the Village is a festive time of the year that transforms downtown Zionsville into a winter wonderland. The celebration includes a parade, tree lighting ceremony, horse-drawn wagon rides, visits with Santa, and holiday-themed activities. It's a magical experience that brings holiday cheer to the entire community.

Timeless

CHARM,

MODERN

life.

ZIONSVILLE, IN

Community EVENTS

04

BRICK STREET MARKET

Brick Street Market is a popular annual event that takes place in May, showcasing the talents of local artisans and vendors. The market features handmade crafts, jewelry, art, and gourmet food. It's a fantastic opportunity for residents and visitors to explore unique products, enjoy live entertainment, and support local businesses.

05

ZIONSVILLE PLEIN AIR PAINT OUT

Experience the charm of open air painting during this annual event that invites artists to capture their creativity in an original artwork. Participants paint outdoors and the event culminates in an exhibition and awards ceremony. It's a unique cultural event that celebrates the town's artistic spirit and scenic charm.

06

PUMPKINS & HAYRIDES

Pumpkinfest is a fun-filled fall event hosted by the Lions Club, featuring a variety of activities such as pumpkin decorating, games, food vendors, and live entertainment.

LET'S GO!



explore FINE DINING

01

AUBERGE

This relaxed and elegant French bistro offers a taste of authentic French cuisine in a warm and welcoming atmosphere. Auberge features a menu filled with classic French dishes such as escargot, coq au vin, and bouillabaisse. The intimate setting and carefully curated wine list make it an excellent choice for a romantic dinner or special occasion.

Website: [Auberge](#)

02

COBBLESTONE

Cobblestone offers contemporary American cuisine with a focus on fresh, locally sourced ingredients. The menu features a variety of dishes, from grilled steaks and seafood to creative salads and appetizers. The restaurant's chic decor and outdoor garden patio provide a relaxed dining experience perfect for any occasion.

Website: [Cobblestone](#)

03

NOAH GRANT'S SEAFOOD & OYSTER BAR

Noah Grant's is a popular spot for seafood lovers, offering a diverse menu that includes oysters, sushi, and premium steaks. Known for its stylish ambiance and high-quality ingredients, the restaurant offers East Coast sophistication in charming downtown Zionsville.

Website: [Noah Grant's Seafood & Oyster Bar](#)

04

STONE CREEK DINING COMPANY

Stone Creek Dining Company offers an upscale yet comfortable dining experience, combining contemporary American cuisine with a warm and inviting atmosphere. The menu features a diverse selection of expertly crafted dishes, including steaks, seafood, pasta, and salads, all made with fresh, high-quality ingredients.

Website: [Stone Creek Dining Company](#)



Zionsville, Indiana, offers a comprehensive range of city services designed to enhance residents' quality of life and foster community growth. The town is committed to providing efficient and reliable services, including public safety, infrastructure maintenance, and community development, to ensure a safe and vibrant environment for its residents.



Zionsville Town Hall

Zionsville Town Hall serves as the central hub for city services, offering residents access to essential resources such as permits, licenses, tax and utility payments, and public records. The Town Hall houses the offices of the Mayor, Town Council, and various departments, facilitating transparent governance and community engagement through public meetings and events. Residents can also obtain information on planning, zoning, and community development initiatives, ensuring that they have the support they need for a thriving community.

(317) 873-5410 | 1100 W Oak St, Zionsville, IN 46077



Zionsville Public Library

The Zionsville Public Library is a key community resource that offers a vast collection of books, digital media, and educational resources for residents of all ages. The library hosts events, workshops, and programs that encourage lifelong learning and community interaction. With dedicated spaces for children, teens, and adults, the library is a welcoming place for study, research, and recreation.

(317) 873-3149 | 250 N 5th St, Zionsville, IN 46077



Our SCHOOLS

EDUCATION

Zionsville Community Schools is a highly regarded district known for its dedication to academic excellence and a well-rounded educational experience. The district offers a robust curriculum that includes Advanced Placement (AP) courses, dual credit opportunities, and specialized programs in STEM and the arts. With a strong emphasis on both academics and extracurricular activities, Zionsville schools provide students with the tools and opportunities needed to excel in their studies and beyond, fostering a community of lifelong learners and leaders.

Programs Offered:

- Advanced Placement (AP) Courses
- Dual Credit Programs
- Specialized STEM and Arts Programs

NATIONAL BLUE RIBBON SCHOOL

Zionsville Community High School has been recognized as a National Blue Ribbon School by the U.S. Department of Education, honoring its exceptional academic performance and overall excellence.

ALL-SPORTS TROPHY

Zionsville has frequently won the Hoosier Crossroads Conference All-Sports Trophy, which recognizes the school with the best overall athletic performance across all sports.

STATE CHAMPIONSHIPS

Zionsville High School's athletic teams have won multiple state championships across various sports, including boys' and girls' cross country, girls' soccer, and swimming.

ZIONSVILLE SCHOOLS

Zionsville Community High School

Zionsville Community High School is renowned for its rigorous academic curriculum and diverse extracurricular programs. The school offers Advanced Placement (AP) courses, dual credit programs, and a wide range of clubs and sports. Zionsville Community High School has received numerous accolades for its academic excellence and strong athletic performance, consistently ranking among the top high schools in the state.

- Address: 1000 Mulberry St, Zionsville, IN 46077
- Phone: (317) 873-3355

Zionsville Middle School

Zionsville Middle School provides a challenging academic environment with a strong emphasis on student growth and development. The school offers a variety of programs, including honors courses, STEM initiatives, and a wide array of extracurricular activities. Zionsville Middle School is committed to fostering a supportive community where students are encouraged to explore their interests and achieve academic success.

- Address: 900 Ford Rd, Zionsville, IN 46077
- Phone: (317) 873-2426



Education is for improving the lives of others and for leaving your community and world better than you found it.

ZIONSVILLE SCHOOLS

Zionsville West Middle School

Zionsville West Middle School is dedicated to providing students with a comprehensive educational experience that includes rigorous academics, arts, and athletics. The school offers honors classes, a strong focus on STEM education, and numerous clubs and sports teams, all within a nurturing environment that supports student success.

- Address: 5565 S 700 E, Whitestown, IN 46075
- Phone: (317) 873-1240

ELEMENTARY SCHOOLS

Eagle Elementary School
350 N 6th St
Zionsville, IN 46077
Phone: (317) 873-1234

Pleasant View Elementary School
4700 S 975 E
Zionsville, IN 46077
Phone: (317) 873-2376

Stonegate Elementary School
7312 W Stonegate Dr
Zionsville, IN 46077
Phone: (317) 873-8050

Union Elementary School
11750 E 300 S
Zionsville, IN 46077
Phone: (317) 733-4007

Zionsville Elementary School
900 N Ford Rd
Zionsville, IN 46077
Phone: (317) 873-8050

Boone Meadow Elementary School
5555 S Main St
Whitestown, IN 46075
Phone: (317) 873-2226

PRIVATE SCHOOLS

Zionsville Christian School

Zionsville Christian School offers a faith-based education for preschool through 8th grade, emphasizing academic excellence, spiritual growth, and character development. The school provides a nurturing environment where students can excel academically and develop strong values.

- Address: 4775 W 116th St, Zionsville, IN 46077
- Phone: (317) 873-8125

St. Alphonsus Liguori Catholic School

St. Alphonsus Liguori Catholic School offers a comprehensive Catholic education from preschool through 8th grade, focusing on academic excellence and spiritual growth. The school provides a strong community environment with a variety of programs in academics, arts, and athletics.

- Address: 4980 Winton Rd, Zionsville, IN 46077
- Phone: (317) 873-1587

Zionsville Montessori School

Zionsville Montessori School provides a Montessori education for children aged 18 months to 6 years, focusing on individualized learning and development. The school offers a nurturing environment where children can explore, learn, and grow at their own pace.

- Address: 2300 W Oak St, Zionsville, IN 46077
- Phone: (317) 873-3238



ZIONSVILLE HEALTHCARE

ASCENSION ST. VINCENT MEDICAL CENTER - ZIONSVILLE

Located at 10801 N Michigan Rd, Zionsville, IN 46077, Ascension St. Vincent Medical Center - Zionsville provides a variety of healthcare services, including family medicine, specialty care, and diagnostic services, ensuring accessible healthcare for the community.

FRANCISCAN HEALTH ZIONSVILLE

Located at 55 Brendon Way, Zionsville, IN 46077, Franciscan Health Zionsville offers a range of healthcare services, including urgent care, occupational health, and physical therapy, with a focus on providing personalized care to the community.

IU HEALTH NORTH HOSPITAL

Located approximately 10 miles from Zionsville in Carmel, IU Health North Hospital offers a full range of medical services, including emergency care, surgical procedures, maternity care, and specialized treatments. This hospital is part of the Indiana University Health system, known for its high-quality healthcare services.



Sincerely, Colleen

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