A RELOCATION GUIDE · CENTRAL INDIANA

Six places *to call home* near LEAP

New-construction neighborhoods in Whitestown, Lebanon, Danville, Avon, Clayton and Sheridan — and how to choose between them.



STEFAN BEAN · NEW HOME CONSULTANT · D.R. HORTON · 317-507-9552

Trailside amenity center · drhorton.com

WELCOME

A new role.
So many ways to live near it.

Hi, I'm Stefan, a New Home Consultant with D.R. Horton in Central Indiana. If a new job in the LEAP district or elsewhere in the area is bringing you here, this guide answers the questions I hear most: how long the commute is, how soon you can move in, and what there is to do nearby.

Each of these six neighborhoods has its own character — a resort-style amenity center in Whitestown, a courthouse square minutes from the campuses in Lebanon, a historic downtown and orchard country in Danville, a small 29-homesite neighborhood in Avon, wooded homesites with basement options in Clayton, and small-town calm along the Monon Trail in Sheridan. Turn the page and picture yourself in each one.



Trailside
WHITESTOWN



Angilee Gardens
LEBANON



Miles Farm
DANVILLE



Harper Estates
AVON



Fox Creek
CLAYTON



Centre Place
SHERIDAN

Photos: drhorton.com; Danville courthouse: Nyttend / Wikimedia Commons, public domain

WHY INDIANA

Why I love *Indiana*

"Born and raised in Indiana, I have spent nearly 45 years watching Indiana grow and prosper. As one of the Midwest's most business-friendly and budget-friendly environments, you get major bang for your buck when looking for a home. I have been able to personally witness all that comes alongside that growth as well. The restaurant and nightlife scene has grown, internationally recognized for world-class sports and conveniently located just a few hours from many major metropolitan areas. Indiana is not just affordable, it is also a great place to call home."



DOWNTOWN INDIANAPOLIS AND THE CANAL



HENDRICKS COUNTY COURTHOUSE, DANVILLE



Stefan Bean
NEW HOME CONSULTANT
D.R. Horton

Indianapolis skyline and canal · TheWxResearcher / Wikimedia Commons, CC0 · Hendricks County Courthouse · Nyttend / Wikimedia Commons, public domain



01

WHITESTOWN · BOONE COUNTY

Trailside

A resort-style amenity center, trails that link to the regional Big 4 Trail, and Whitestown's growing Main Street just down the road.

The Trailside amenity center, from above · drhorton.com

TRAILSIDE · WHITESTOWN

Trailside offers townhomes, single-level and two-story homes, from the high $200s to the $480s. Single-family homes run 1,503 to 3,388 sq. ft. with 2- and 3-car garages, and the townhomes at Towns at Trailside share the same amenities. Every home includes America's Smart Home® technology.

Prices per drhorton.com, Oct 30, 2026, 2:13 PM ET, subject to change.

In the neighborhood

- Clubhouse with event space
- 24-hour fitness center
- Community pool and kids' pool
- Tennis, pickleball, basketball and bocce courts
- Community garden and covered picnic area
- Outdoor fitness loop; easy access to the Big 4 Trail

Sales model: 6480 Flag Stop Drive, Whitestown, IN 46075

Nearby favorites

— Big 4 Trail
— Main Street Park, Whitestown
— Moontown Brewing
— La Café
— Historic Zionsville, nearby

Approx. drive times

Lilly LEAP campus	**~30 min**
Meta LEAP data center	**~20 min**
Lilly Corporate Center	**~30–40 min**
Downtown (Monument Circle)	**~30–35 min**
IND airport	**~35–45 min**

Approx., checked Oct 29, 2026, 10:51 PM ET; light traffic.

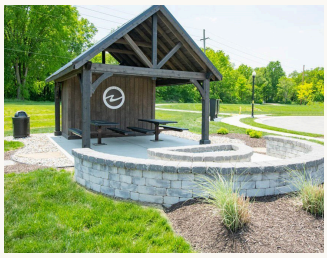
SCHOOLS SERVING THIS COMMUNITY

- Hattie B. Stokes Elementary (K–5)
- Lebanon Middle School (6–8)
- Lebanon High School (9–12)

Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



COMMUNITY POOL



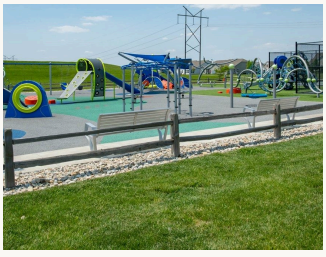
TRAILSIDE PAVILION



MOONTOWN BREWING



BIG 4 TRAIL MARKER,



MAIN STREET PARK

Photos: drhorton.com. Details: drhorton.com/indiana/indianapolis/whitestown/trailside and drhorton.com/indiana/indianapolis/whitestown/towns-at-trailside, checked Oct 29, 2026, 10:50 PM ET



02

LEBANON · BOONE COUNTY

Angilee Gardens

The closest of the six to the LEAP district — minutes from the campuses, with a playground, pavilion and pond at the heart of the neighborhood.

Angilee Gardens, from above: playground, pavilion and pond · drhorton.com

ANGILEE GARDENS · LEBANON

Single-level and two-story plans from 1,503 sq. ft., priced from the low $320s to the $470s, with quartz countertops, stainless-steel appliances and Smart Home technology, plus quick access to I-65.

Prices per drhorton.com, Oct 30, 2026, 2:13 PM ET, subject to change.

In the neighborhood

- Walking and nature trails
- Ponds
- Pavilion and community grilling area
- Playground
- America's Smart Home® technology

Sales model: 910 Angilee Way, Lebanon, IN 46052

Nearby favorites

— Boone County Courthouse square
— Downtown Lebanon shops and restaurants
— Klooz Brews
— Big 4 Trail
— Farmers Bank Fieldhouse
— Boone County 4-H Fairgrounds

Approx. drive times

Lilly LEAP campus	**~12–15 min**
Meta LEAP data center	**~12–15 min**
Lilly Corporate Center	**~35–45 min**
Downtown (Monument Circle)	**~35–45 min**
IND airport	**~45–55 min**

Approx., checked Oct 29, 2026, 10:42 PM ET; light traffic.

SCHOOLS SERVING THIS COMMUNITY

- Central Elementary (K–5)
- Lebanon Middle School (6–8)
- Lebanon High School (9–12)

Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



DOWNTOWN LEBANON


KLOOZ BREWS



BIG 4 TRAIL


DOWNTOWN MURAL


MODEL HOME, 910 ANGILEE

Photos: drhorton.com. Details: drhorton.com/indiana/indianapolis/lebanon/angilee-gardens, checked Oct 29, 2026, 10:50 PM ET



03

DANVILLE · HENDRICKS COUNTY

Miles Farm

Three neighborhood collections, a full amenity center, and a charming courthouse square with a 1920s movie house.

The Miles Farm entrance · drhorton.com

MILES FARM · DANVILLE

The Estates, The Reserve and The Preserve offer ranch and two-story homes from 1,501 to 3,388 sq. ft., priced from about $300,000 to the $470s, with 9-ft first-floor ceilings, stainless appliances and fiber-cement siding included.

Prices per drhorton.com, Oct 30, 2026, 2:13 PM ET, subject to change.

A straight shot to Lebanon. From Danville, State Road 39 runs straight north into Lebanon, so the LEAP district is one easy road away. About 21 miles, approx. 35 minutes, downtown to downtown.

Approx. free-flow time via OSRM (OpenStreetMap), checked Oct 30, 2026, 2:06 PM ET; traffic runs longer.

In the neighborhood

- Clubhouse and fitness center
- Pool and splash pad
- Pickleball and basketball courts
- Walking and nature trails
- Park, playground and fire pits
- Smart home package

Sales model: 1454 Little Star Street, Danville, IN 46122

Nearby favorites

— Downtown Danville square
— The Royal Theater
— Mayberry Café
— Twenty West Public House
— The Kickstand
— Ellis Park
— Beasley's Orchard

Approx. drive times

Lilly LEAP campus	**~45–50 min**
Meta LEAP data center	**~35–40 min**
Lilly Corporate Center	**~40 min**
Downtown (Monument Circle)	**~40 min**
IND airport	**~35 min**

Approx., checked Oct 29, 2026, 10:42 PM ET; light traffic.

SCHOOLS SERVING THIS COMMUNITY

- Danville North Elementary School (Pre-K–1)
- Danville South Elementary (2–4)
- Danville Community Middle School (5–8)
- Danville Community High School (9–12)

Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



AMENITY CENTER, FROM ABOVE



PICKLEBALL COURTS



HENDRICKS COUNTY



TWENTY WEST PUBLIC HOUSE, DOWNTOWN DANVILLE —

Photos: Nyttend / Wikimedia Commons, public domain; Twenty West Public House, via Visit Hendricks County; drhorton.com. Details: drhorton.com/indiana/indianapolis/danville/miles-farm, checked Oct 29, 2026, 10:50 PM ET



04

AVON · HENDRICKS COUNTY

Harper Estates

Small by design: just 29 homesites in Avon, with a 3-car garage included on every plan.

The Harper Estates entrance · drhorton.com

HARPER ESTATES · AVON

Five ranch and two-story floor plans from 2,278 to over 3,100 sq. ft., with 4 to 5 bedrooms, priced from $435,900. Homes include 9-ft ceilings, quartz countertops, stainless-steel appliances, Hardie-Plank siding with brick wainscoting, a sunroom or covered patio, and America's Smart Home® technology.

Prices per drhorton.com, Nov 1, 2026, 8:42 PM ET, subject to change.

In the neighborhood

- 29 homesites in all
- 3-car garage on every plan
- Walking and nature trails
- Pond
- America's Smart Home® technology
- Near US-40, US-36 and I-465

Sales model: 8041 Wesleyan Drive, Avon, IN 46123

Nearby favorites

— Washington Township Park
— B & O Trailhead
— Burnett Woods Nature Preserve
— Beasley's Orchard
— Dining and shopping in Avon and Plainfield

Approx. drive times

Lilly LEAP campus	**~50 min**
Meta LEAP data center	**~40 min**
Lilly Corporate Center	**~25 min**
Downtown (Monument Circle)	**~25 min**
IND airport	**~20 min**

Approx., checked Nov 1, 2026, 8:43 PM ET; light traffic.

SCHOOLS SERVING THIS COMMUNITY

Avon Community School Corporation

- River Birch Elementary School (K–5)
- Avon Middle School South (6–8)
- Avon High School (9–12)

Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



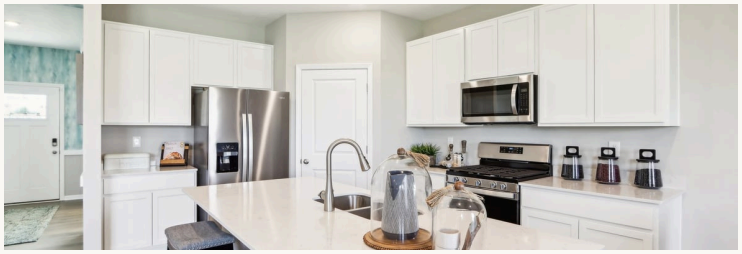
THE CORTLAND MODEL, 8041 WESLEYAN DRIVE



A JOHNSTOWN HOME



A CORTLAND RANCH HOME



KITCHEN, MODEL HOME

Photos: drhorton.com. Details: drhorton.com/indiana/indianapolis/avon/harper-estates (community page and site map), checked Nov 1, 2026, 8:42 PM ET



05

CLAYTON · HENDRICKS COUNTY

Fox Creek

A quiet, wooded setting in southern Hendricks County, with water views and homesites where you can add a basement.

Fox Creek, from above · drhorton.com

FOX CREEK · CLAYTON

Twelve ranch and two-story floor plans from 1,771 to 3,388 sq. ft., with 3 to 5 bedrooms and 2- or 3-car garages, priced from $352,900. Homes include 9-ft ceilings, Whirlpool® stainless-steel appliances, quartz countertops, a sodded front yard with landscaping, and America's Smart Home® technology.

Prices per drhorton.com, Nov 1, 2026, 8:42 PM ET, subject to change.

In the neighborhood

- Basement homesites available
- Wooded homesites and water views
- Walking and nature trails
- Playground and basketball court
- Covered picnic pavilion and fire pit
- America's Smart Home® technology

Sales model: 3939 Aldridge Creek Drive, Clayton, IN 46118

Nearby favorites

— Echo Hollow Nature Park (formerly Sodalis)
— Chateau Thomas Winery
— Beasley's Orchard
— Hendricks County Historical Museum
— Clayton Fall Festival (September)
— Local farms and farm stands

Approx. drive times

Lilly LEAP campus	**~55–65 min**
Meta LEAP data center	**~45–55 min**
Lilly Corporate Center	**~30 min**
Downtown (Monument Circle)	**~30–35 min**
IND airport	**~25 min**

Approx., checked Nov 1, 2026, 8:43 PM ET; light traffic.

SCHOOLS SERVING THIS COMMUNITY

Mill Creek School Corporation

- Mill Creek East Elementary (K–5)
- Cascade Middle School (6–8)
- Cascade High School (9–12)

Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



THE FOX CREEK ENTRANCE

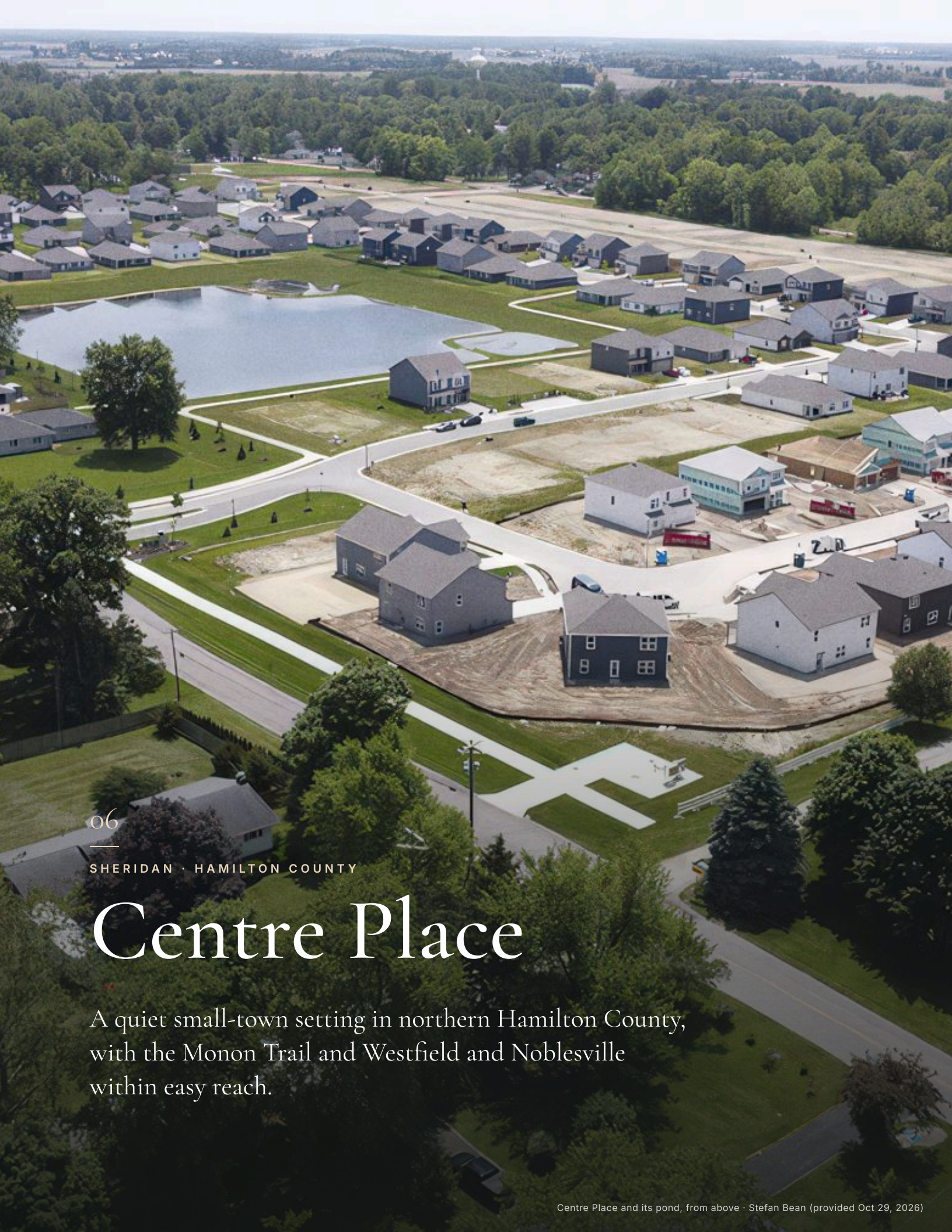

BASKETBALL COURT


PLAYGROUND


THE FOX CREEK MODEL


GREAT ROOM, MODEL HOME

Photos: drhorton.com. Details: drhorton.com/indiana/indianapolis/clayton/fox-creek, checked Nov 1, 2026, 8:42 PM ET



06

SHERIDAN · HAMILTON COUNTY

Centre Place

A quiet small-town setting in northern Hamilton County, with the Monon Trail and Westfield and Noblesville within easy reach.

Centre Place and its pond, from above · Stefan Bean (provided Oct 29, 2026)

CENTRE PLACE · SHERIDAN

Nine floor plans from 1,272 to 2,904 sq. ft. in one- and two-story designs, priced from about $300,000 to the $390s, each with attached 2-car garages and America's Smart Home® technology.

Prices per drhorton.com, Oct 30, 2026, 2:13 PM ET, subject to change.

In the neighborhood

- Walking trails and nature paths
- Scenic community pond
- Playground
- America's Smart Home® technology

Sales model: 3318 Greer Street, Sheridan, IN 46069

Nearby favorites

— The Planted Prairie (coffee, S. Main St.)
— Monon Trail
— MacGregor Park
— Biddle Memorial Park
— Sheridan Public Library
— Dining and shopping in Westfield and Noblesville

Approx. drive times

Lilly LEAP campus	**~35 min**
Meta LEAP data center	**~40 min**
Lilly Corporate Center	**~45–55 min**
Downtown (Monument Circle)	**~45–55 min**
IND airport	**~55–65 min**

Approx., checked Oct 29, 2026, 10:42 PM ET; light traffic.

SCHOOLS SERVING THIS COMMUNITY

- Sheridan Elementary School (K–5)
- Sheridan Middle School (6–8)
- Sheridan High School (9–12)

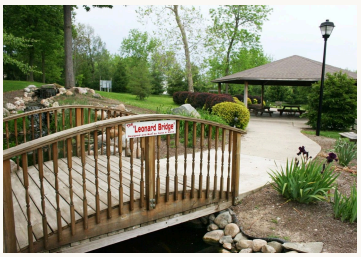
Public schools as listed on drhorton.com, Nov 1, 2026, 10:23 PM ET. Verify enrollment with the school district.



THE PLANTED PRAIRIE, MAIN STREET



THE CENTRE PLACE ENTRANCE



VETERANS PARK, SHERIDAN


SHERIDAN CARNEGIE LIBRARY

Photos: Nyttend / Wikimedia Commons, public domain; Stefan Bean (provided Oct 29, 2026); The Planted Prairie, via Visit Hamilton County; Town of Sheridan (sheridan.in.gov).
Details: drhorton.com/indiana/indianapolis/sheridan/centre-place, checked Oct 29, 2026, 10:50 PM ET



THE LEAP DISTRICT · LEBANON

A district *taking shape*

Rendering of the planned Lilly Medicine Foundry, a seven-building campus at State Road 32 and County Road 200 West. Scheduled to open in late 2027.

RENDERING · not a photo · courtesy City of Lebanon (via Indianapolis Business Journal)

THE LEAP DISTRICT

Where the opportunity is *growing*

The LEAP Lebanon Innovation District covers more than 9,000 acres along the I-65 corridor in Boone County, about 30 miles from Indianapolis.

Eli Lilly and Company anchors the district with its Lebanon campus. Lilly Lebanon Advanced Therapies opened in May 2026 as the first of three planned Lilly sites there, alongside Lilly Lebanon API and the Lilly Medicine Foundry. A Meta data center is planned along State Road 32 west of Lebanon.

Getting around

- Direct access to I-65 between Indianapolis and Lafayette
- Indianapolis International Airport is roughly 45 minutes from the district
- Lebanon's courthouse square and the Big 4 Trail are minutes away

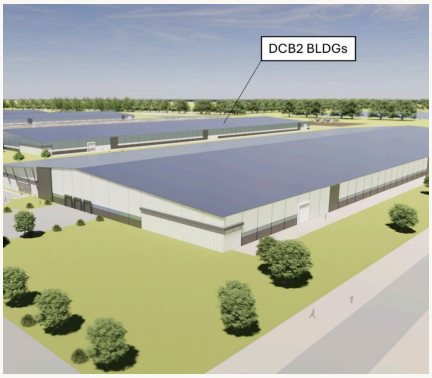
Sources: iedc.in.gov/leap-lebanon; Lilly news release, May 6, 2026 (investor.lilly.com); LEAP master plan executive summary (lebanon.in.gov); Lebanon BZA Docket 26-36; IBJ, Aug 15, 2025 and Feb 2025 (Medicine Foundry: seven buildings, SR 32 and CR 200 W, opening late 2027). Checked Oct 29, 2026, 11:25 PM ET.



RENDERING: PLANNED META DATA



RENDERING: LILLY MEDICINE



RENDERING: META CAMPUS

Renderings, not photos: courtesy City of Lebanon, via Indianapolis Business Journal (Aug 15, 2025; Feb 2025)



COMMUTE AT A GLANCE

Your drive, *six ways*

	LILLY LEAP CAMPUS	META LEAP DATA CENTER	LILLY CORPORATE CENTER	DOWNTOWN (MONUMENT CIRCLE)	IND AIRPORT
Trailside WHITESTOWN	~30 min	~20 min	~30–40 min	~30–35 min	~35–45 min
Angilee Gardens LEBANON	~12–15 min	~12–15 min	~35–45 min	~35–45 min	~45–55 min
Miles Farm DANVILLE	~45–50 min	~35–40 min	~40 min	~40 min	~35 min
Harper Estates AVON	~50 min	~40 min	~25 min	~25 min	~20 min
Fox Creek CLAYTON	~55–65 min	~45–55 min	~30 min	~30–35 min	~25 min
Centre Place SHERIDAN	~35 min	~40 min	~45–55 min	~45–55 min	~55–65 min

Approx. free-flow drive times from each sales model, using two free OpenStreetMap routing engines (OSRM and Valhalla). Miles Farm, Angilee Gardens and Centre Place checked Oct 29, 2026, 10:42 PM ET; Trailside checked Oct 29, 2026, 10:51 PM ET; Harper Estates and Fox Creek checked Nov 1, 2026, 8:43 PM ET. Light traffic; rush hour and weather run longer. Meta times use a point on SR 32 west of Lebanon near the planned site.

Indianapolis skyline and canal · TheWxResearcher / Wikimedia Commons, CC0

COST OF LIVING & TAXES

More home for *your budget*

2.95%

State income tax, 2026

A flat rate, scheduled to drop to 2.90% in 2027. Each county adds its own local income tax, so the total depends on the county.

Indiana Dept. of Revenue: in.gov/dor (Rates, Fees & Penalties); county rates: in.gov/dor/files/dn01.pdf

1%

Property tax cap on your primary home

Tax on a homestead is capped at 1% of its gross assessed value. Voter-approved levies can go above the cap. You get the cap only if a homestead deduction is on file.

Indiana DLGF, Circuit Breaker Caps fact sheet (Nov 2025); DLGF Deductions & Credits

7%

State sales tax

A single statewide sales tax rate.

Confirmed by Stefan Bean, Nov 2, 2026; CSG Midwest

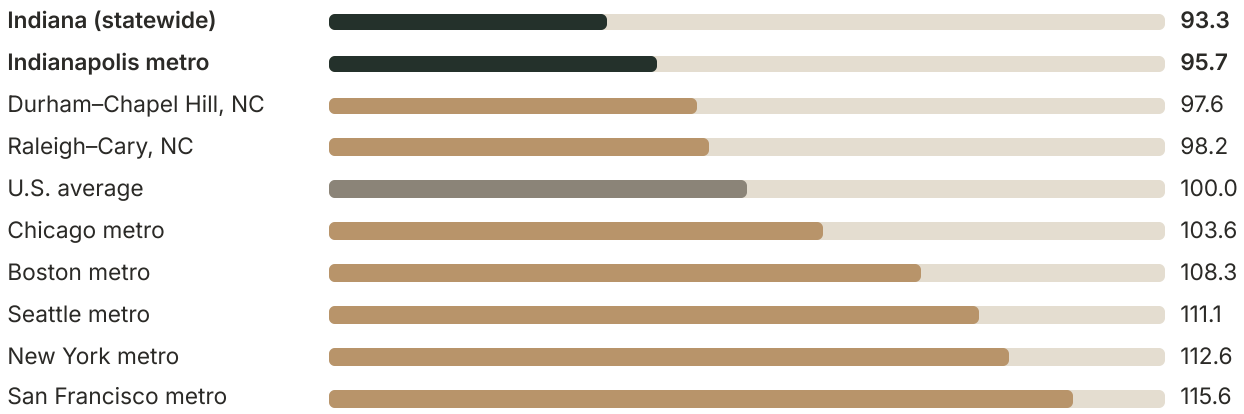
93.3

Cost of living, U.S. = 100

Prices in Indiana run about 7% below the national average. The Indianapolis metro scores 95.7.

U.S. Bureau of Economic Analysis, Regional Price Parities, 2024

How prices compare: Regional Price Parities, all items (U.S. = 100)



Source: U.S. Bureau of Economic Analysis, Regional Price Parities by state and metro area, 2024 (released Feb 19, 2026), via FRED, St. Louis Fed (fred.stlouisfed.org/release/tables?rid=403). Checked Nov 2, 2026, 5:57 PM ET. RPPs compare price levels for goods, rents and other services. They do not include taxes. The bars start at 80.

This is general information, not tax advice. Talk to a tax professional about your situation.

NEW CONSTRUCTION, SIMPLY

Brand new, *built for now*

Why new

Everything in the home is new and built to current energy codes, and you choose from available homes and plans. Every home in these six neighborhoods includes America's Smart Home® technology — for example, a smart video doorbell, programmable thermostat and smart locks.

Quick move-in or to-be-built

Quick move-in homes are finished or nearly finished — the fastest path when your start date is close. Ask me which homes can close in 45 days or less.

To-be-built means you choose the homesite and plan, and the home is built for you. Ask me for current timelines.

Ask me for current incentive terms.

Touring from out of town

- Live video walkthroughs with me on FaceTime, Zoom or Google Meet
- Recorded walkthroughs and 3D tours where drhorton.com has them
- A one-day visit: fly into IND and see two or three neighborhoods in a single trip
- Trailside also offers self-guided model tours

Working with your agent

REALTORS® are welcome. Bring your agent to your first visit or register them with me, and we'll work together to protect your relationship.



TRAILSIDE CLUBHOUSE



A TRAILSIDE HOME



CENTRE PLACE MODEL

Photos: drhorton.com. Smart home details: drhorton.com 142 Varenne Road listing, checked Oct 29, 2026, 12:55 PM ET

BUYING FROM OUT OF STATE

How buying new construction *from out of state works*

You don’t need to be here to start. Most of the work can happen from wherever you live now.

1

Send your criteria

Tell me your timeframe, how many bedrooms you need and how long a commute works for you. I’ll send back a shortlist.

2

Tour remotely or in person

See model homes and homesites on a video walkthrough, or plan a one-day visit to the communities that fit.

3

Choose a home and sign

Choose a home that’s ready now or one that’s being built. You can review and sign the contract documents electronically.

4

Close and move in

You get build updates along the way, a walkthrough before closing, and a closing date set around your move.



FOX CREEK MODEL GREAT ROOM



HARPER ESTATES KITCHEN



A MILES FARM HOME

Photos: drhorton.com

YOUR MOVING CHECKLIST

Your move, *step by step*

90 days
BEFORE YOU MOVE

- Send me your criteria: timeframe, bedrooms, must-haves and the longest commute you'll accept
- Shortlist two or three communities using the commute table and the community pages
- Book a video walkthrough or plan a visit

60 days
BEFORE

- Choose a home that's ready now or one being built, and confirm the expected closing date
- Get quotes from movers and set a tentative moving date
- If it applies to you, contact the school district for your new address about enrollment steps and records

45 days
BEFORE

- Arrange electric, gas, water and sewer, trash and internet to start on your closing date. Ask me which providers serve your address
- Line up homeowner's insurance for closing
- File a change of address with USPS (usps.com/move)

30 days
BEFORE

- Confirm your closing date, then book movers
- Schedule your walkthrough before closing
- Gather records you'll need later: vehicle titles, insurance cards, and proof of identity and Social Security

Move week

- Do the walkthrough before closing, then close and get your keys
- Check that the utilities are on, and update your address with banks, your employer and subscriptions

After you arrive
WITHIN 60 DAYS

- **Indiana driver's license:** new residents have 60 days to get one at a BMV branch, and must surrender any out-of-state license
- **Vehicles:** title and register every vehicle within 60 days of becoming a resident, or pay an administrative penalty
- **Homestead deduction:** file the HC-10 form with the county auditor, or use the Sales Disclosure Form at closing. The home needs this deduction to get the 1% tax cap. Sign it by Dec 31 and file it by Jan 5
- Register to vote at your new address (indianavoters.in.gov)

Sources: Indiana BMV, New Indiana Residents (in.gov/bmv/licenses-permits-ids/new-indiana-residents) and Vehicle Registrations (in.gov/bmv/registration-plates/vehicle-registrations); Indiana DLGF, Deductions & Credits and the homestead deadline memo (in.gov/dlgf). Checked Nov 2, 2026, 6:15 PM ET. Requirements can change, so confirm with the agency.

NEXT STEPS

Let’s find *your* place.

1. Tell me your start date and where your office will be.
2. I’ll send you homes that match your criteria.
3. We’ll set up a video walkthrough or a visit.

Stefan Bean

NEW HOME CONSULTANT | D.R. HORTON | 317-507-9552



Drive times are approximate and change with traffic and routes. Prices, availability, features, amenities and incentives are subject to change without notice. Photos may be representative. Nearby places are listed for information only and are not affiliated with D.R. Horton. This guide is not an offer. Equal Housing Opportunity. Drafted with AI assistance and reviewed by Stefan Bean.

PRINTABLE CHECKLIST · LEAP RELOCATION GUIDE

Moving checklist

90 days before

- [ ] Send Stefan your criteria
- [ ] Shortlist 2–3 communities
- [ ] Book a video walkthrough or a visit

60 days before

- [ ] Choose a home and confirm the closing date
- [ ] Get mover quotes and set a tentative move date
- [ ] School enrollment steps and records, if they apply

45 days before

- [ ] Electric, gas, water and sewer, trash, internet
- [ ] Homeowner’s insurance
- [ ] USPS change of address (usps.com/move)

30 days before

- [ ] Confirm the closing date and book movers
- [ ] Schedule the walkthrough before closing
- [ ] Gather titles, insurance and ID documents

Move week

- [ ] Walkthrough before closing
- [ ] Close and get your keys
- [ ] Check the utilities are on
- [ ] Update your address with banks, employer and subscriptions

Within 60 days of arriving

- [ ] Indiana driver’s license (BMV)
- [ ] Title and register every vehicle (BMV)
- [ ] Homestead deduction: sign by Dec 31, file by Jan 5
- [ ] Register to vote (indianavoters.in.gov)

MOVING DATE _____ CLOSING DATE _____ MOVERS _____

Stefan Bean

New Home Consultant · D.R. Horton · 317-507-9552 · leaptoindiana.com

Sources: in.gov/bmv, in.gov/dlgf (checked Nov 2, 2026, 6:15 PM ET)

Equal Housing Opportunity

PHOTO CREDITS & SOURCES

Community, amenity and local photos: drhorton.com community galleries (Trailside pool and Miles Farm amenity and pickleball photos from D.R. Horton full-size originals provided by Stefan Bean) for Trailside, Angilee Gardens, Miles Farm, Harper Estates, Fox Creek and Centre Place (used with approval for drhorton.com listing photos). Twenty West Public House exterior: Twenty West Public House, via visithendrickscounty.com. The Planted Prairie: via visithamiltoncounty.com. Veterans Park: Town of Sheridan, sheridan.in.gov. Hendricks County Courthouse and Sheridan Carnegie Library: Nyttend, Wikimedia Commons, public domain. Indianapolis skyline and canal: TheWxResearcher, Wikimedia Commons, CC0. No images in this guide are AI-generated.

Community details and nearby places: drhorton.com community pages for each neighborhood, checked Oct 29, 2026, 10:50 PM ET; Harper Estates (drhorton.com/indiana/indianapolis/avon/harper-estates, community page and site map) and Fox Creek (drhorton.com/indiana/indianapolis/clayton/fox-creek), checked Nov 1, 2026, 8:42 PM ET. LEAP facts: iedc.in.gov/leap-lebanon; Eli Lilly and Company news release, May 6, 2026; LEAP Lebanon master plan executive summary, lebanon.in.gov. Price ranges: drhorton.com community pages for Trailside, Towns at Trailside, Angilee Gardens, Miles Farm and Centre Place, checked Oct 30, 2026, 2:13 PM ET; Harper Estates and Fox Creek, checked Nov 1, 2026, 8:42 PM ET; subject to change. Danville–Lebanon via State Road 39: OSRM route and Indiana State Road 39 route description, checked Oct 30, 2026, 2:06 PM ET. Schools: the “Schools” section of each community’s drhorton.com page (Trailside, Angilee Gardens, Miles Farm, Harper Estates, Fox Creek, Centre Place), checked Nov 1, 2026, 10:23 PM ET; school districts named only where drhorton.com names them. School assignments can change; verify enrollment with the school district. Taxes: Indiana Department of Revenue, Rates, Fees & Penalties (in.gov/dor) and county income tax rates (in.gov/dor/files/dn01.pdf); Indiana DLGF Circuit Breaker Caps fact sheet (Nov 2025); 7% sales tax confirmed by Stefan Bean, Nov 2, 2026, and CSG Midwest. Cost of living: U.S. Bureau of Economic Analysis, Regional Price Parities, 2024 (released Feb 19, 2026), via FRED, checked Nov 2, 2026, 5:57 PM ET. Moving checklist: Indiana BMV New Indiana Residents and Vehicle Registrations pages; Indiana DLGF Deductions & Credits and homestead deadline memo; checked Nov 2, 2026, 6:15 PM ET. Drive times (Harper Estates and Fox Creek checked Nov 1, 2026, 8:43 PM ET): OSRM (router.project-osrm.org) and Valhalla (valhalla1.openstreetmap.de), OpenStreetMap data © OpenStreetMap contributors.

Equal Housing Opportunity