



WELCOME TO

TERRE

HAUTE

(812) 238-1771

523 Wabash Avenue
Terre Haute, IN
47807

www.terrehautehomes.com



Dear Future Resident,

We take great pleasure in being one of the first to welcome you to Terre Haute and to our community. Although relocating is never easy, you will find the Wabash Valley area has much to offer in terms of meeting the economic and emotional needs of new families and individuals. It is truly a community of warm and friendly Midwestern Hoosiers.

Our responsibility as your chosen real estate company is to help in any way we can to ease the relocation process.

To start, we are pleased to offer a tour of our city on your initial visit to Terre Haute. During this tour, you will have an opportunity to see several residential areas, schools, shopping centers, downtown, college campuses, parks, and more. We will also familiarize you with our many community organizations and services.

Once we find the perfect home for you to buy or lease, we remain with you every step of the way toward becoming a part of our beautiful community.

Welcome to Terre Haute!

Sincerely,

Judi & Natalie
Owners
Century 21 Advantage

CENTURY 21





Photo courtesy of Griffin Bike Park (www.griffinbikepark.com)
Photographer Scott McClain

Terre Haute offers several golf courses, a variety of scenic parks with updated playground equipment and outdoor recreation, a seasonal public pool, and a developing trail system.

Our assets include the nationally-recognized, award-winning Griffin Bike Park (above), the Wabashiki Trail covering 7 miles of the Wabashiki Fish and Wildlife wetlands preserve, and Fairbanks Park which provides access to the Wabash River.

P A PARKS & RECREATION R K

WEST CENTRAL WEST CENTRAL INDIANA TRAIL



Photos courtesy of Court Marie Creative (www.courtmarie.com)



West Central Indiana is the six-county region including Clay, Parke, Putnam, Sullivan, Vermillion, and Vigo County. The region provides a variety of attractions and entertainment that offer quality of life for its residents.

West Central Indiana is rich in parks, trails, and events that are loyally enjoyed by the community. Additionally, the region thrives on small business shops, restaurants, and services. A short commute from Terre Haute allows access to the remainder of the region.

A hub for community activity, Downtown Terre Haute features several local businesses, hotels, restaurants, entertainment and more all within walking distance.

It is also the site of the new convention center project. Scheduled to be completed by 2020, the convention center will attract additional visitors to Vigo County and increase economic activity in Terre Haute.

Photo courtesy of Envisionary Media (www.envisionarymedia.com)





Photo courtesy of Court Marie Creative (www.courtmarie.com)

Terre Haute is home to many museums showcasing local art, history, and cultures.

MUSEUMS
HISTORY &
TRADITION

- Clabber Girl Museum
- Paul Dresser House
- Swope Art Museum
- 500 Museum of Wheels
- Arts Illiana
- Art Spaces
- C.A.N.D.L.E.S. Holocaust Museum
- Eugene V. Debs House
- Terre Haute Children's Museum
- Veterans Memorial Museum
- Larry Bird Museum (coming 2020)
- Native American Museum

ARTS

MUSIC
THEATRE
ARTS

Blues at the Crossroads Festival
 Terre Haute Symphony Orchestra
 Contemporary Music Festival
 Terre Haute Children's Choir
 Rose-Hulman Performing Arts Series
 Indiana State Convocation Series
 Banks of the Wabash Chorus

Photo courtesy of Terre Haute Symphony Orchestra (www.thso.org)



Terre Haute's arts, theatre and music culture has much to offer throughout the season, whether it is attending a show or participating in the magic.

Community Theatre of Terre Haute

Crossroads Repertory Theatre

Children's Theater of Terre Haute

Student Productions

Terre Haute North High School

Terre Haute South High School

West Vigo High School

Local Colleges



Photo courtesy of J. Ford's Black Angus



Terre Haute offers a plethora of restaurants and bars. Here is a list of some of the most noteworthy dining options in our city.

J. Ford's Black Angus

www.jfordsblackangus.com

Serving fine hand-cut steaks, seafood and spirits in an elegant atmosphere.

Magdy's Restaurant

www.magdysrestaurant.com

American eatery serving lamb, seafood, and pasta in a white-tablecloth setting.

Piloni's Italian Restaurant

www.pilonis.com

Enduring Italian standby offering classic dishes, and pizza in down-to-earth surrounds with a lounge.

Saratoga

www.thesaratogarestaurant.com

Long-standing, family-run restaurant and bar serving American favorites for breakfast, lunch, and dinner.

Stables Steak House

www.stablessteakhouse.com

A renovated former stable offers aged steaks, seafood meals, and cocktails.

Terre Haute Brewing Company

www.terrehautebrewingcompany.com

One of the original nine commercial breweries in the U.S. and the second oldest.

Umi Grill

www.umigrillsushibar.com

Modern spot offering familiar Japanese meals, sushi, and cocktails in an open, spacious venue.



Covered Bridge Festival

Parke County is famous for the largest festival in Indiana centered around historic covered bridges! Various vendors sell handmade gifts and delicious food.

Fowler Park Pioneer Days

See how the pioneers and Native Americans lived in the 19th century. Learn to make candles and shoot a bow and arrow, among other activities.

Downtown Strawberry Festival

A berry sweet event, the Downtown Strawberry Festival in Terre Haute offers yummy treats and family fun!

First Fridays Downtown

The first Friday of each month, downtown Terre Haute transforms into a festival-like community event. Each month features a different theme and encourages Terre Haute to come see what downtown has to offer!

Cory Apple Festival

The Cory, Indiana Apple Festival features crafts, a flea market, fireworks, a parade, antiques, and food booths!

Birth Place of the Coke Bottle Festival

This festival celebrates the famous coke bottle created in Terre Haute.

Photo courtesy of Court Marie Creative (www.courtmarie.com)



VIGO COUNTY SCHOOL CORPORATION

VigoSchools.org

High Schools

North Vigo High School
South Vigo High School
West Vigo High School

Middle Schools

Honey Creek
Otter Creek
Sarah Scott
West Vigo Middle School
Woodrow Wilson

Alternative Schools

McLean
Washington

Elementary Schools

Ben Franklin
Davis Park
Deming
DeVaney
Dixie Bee
Farrington Grove
Fayette
Fuqua
Hoosier Prairie
Lost Creek
Meadows
Ouabache
Riley
Rio Grande
Sugar Creek
Sugar Grove
Terre Town
West Vigo

Private Schools

Saint Patrick School
(Pre-K - 8th grade)
449 S. 19th St.
812.232-2157
SaintPat.org

Terre Haute
Adventists School
2987 Park St.
812.232.1339
thassda.com

Grace Baptist
Church/School
1209 N. 19th St.
812.235.8932

YOUTH ACTIVITIES

In Vigo County, there is something for everyone. Youth sports are offered for all ages and various competitive levels. There are art camps and classes, cooking classes, music lessons, leadership camps, STEM camps, equestrian, children's theater, 4-H, Junior Achievement, and Scouts of America.

If you would like more information about a specific club, sport, or activity, don't hesitate to ask. Your realtor has all of the answers!



HIGHER EDUCATION

Offering four higher education institutions, Terre Haute is known for its commitment to higher learning.

Indiana State University, Ivy Tech Community College of Indiana, Rose-Hulman Institute of Technology, and Saint Mary-of-the-Woods College collectively provide a variety of degree options from technical certificates to doctoral degrees.

Photos courtesy of higher education institutions





Photo courtesy of Terre Haute Regional Hospital (www.regionalhospital.com)

Terre Haute is a regional hub for health care that includes two leading hospitals, a center dedicated to rural health care, numerous clinics and health centers, in-home care services and outstanding doctors in general practice and a host of specialty areas.

Union Hospital (below) and Regional Hospital (above) are both top-notch facilities with quality staff and superior care.

Photo courtesy of Union Hospital (www.uhhg.org)

THE
HOSPITALS
ALL
WITH
MEDICAL
CENTERS



LO
CA

LOCAL
LENDERS

Fifth Third
www.53.com
 350 Wabash Avenue
 Terre Haute, IN 47807
 812.462.0222

First Financial Bank
www.first-online.com
 One First Financial Plaza
 Terre Haute, IN 47807
 812.238.6000

Old National Bank
www.oldnational.com
 701 Wabash Avenue
 Terre Haute, IN 47807
 812.462.7000

Prime Lending
www.primelending.com
 400 Wabash Avenue, Suite 115
 Terre Haute, IN 47807
 812.514.8189

Riddell National Bank
www.riddellonline.com
 2129 South State Road 46
 Terre Haute, IN 47803
 812.877.2611

Ruoff Home Mortgage
www.ruoff.com
 925 Wabash Avenue, Suite 100
 Terre Haute, IN 47807
 812.814.9836

Terre Haute Savings Bank
www.thsb.com
 533 Ohio Street
 Terre Haute, IN 47807
 812.234.4864



HOUSING REQUIREMENTS

Square Footage Range

_____ to _____

of Bedrooms _____

of Baths _____

Separate Living Room? Separate Dining Room? Great Room? Family Room? Eat-In Kitchen? Pantry? Garage? Carport? Porch? Patio?

FINANCING REQUIREMENTS

Price Range

_____ to _____

Monthly Payment Range

_____ to _____

Type of Financing

 VA Loan FHA Loan USDA Loan Conventional Loan

Down Payment Range

_____ to _____



In an effort to better determine your housing needs upon your arrival, we would like some information about what your housing requirements will be. Here are some things to think about and communicate to your Century 21 Agent as you plan your first visit to Terre Haute.

1. When you will be moving to the area?
2. Do you plan to make a trip in advance for house hunting purposes?
3. Would you like us to pick you up at the hotel?
4. Should we arrange motel/hotel accommodations for you?
5. Would you like to arrange a rental car?
6. Are you familiar with the area?

REAL ESTATE TERMS GLOSSARY

APPRAISAL - The estimate of a disinterested qualified professional as to the current market value of a property. The term also refers to the report that sets forth the estimate.

CLOSING - The meeting of all concerned parties in order to transfer title. The date when the buyer takes title of the property.

CLOSING COSTS - Various fees and expenses, not including the price of the home, payable by the seller and the buyer at the time of a real estate closing. (E.g. brokerage commissions, title, etc.)

COMMISSION - The payment given a real estate broker for his or her services. Commission is usually paid at closing.

OFFER - A written proposal to buy a piece of property.

CONTRACT - An agreement between two parties. To be valid, a contract must be dated; must be in writing; and must include a consideration, a description of the property, the place and date of delivery of the deed, and all terms and conditions that were mutually agreed upon. It must also be executed (signed) by all concerned parties.

DEED - A written instrument that conveys title to property.

ESCROW - Money or documents held by a third party until specific conditions of an agreement or contract are fulfilled. The earnest money paid by the buyer with the signing of the contract is usually held in escrow until all contingencies in the contract are met.

FORECLOSURE - A proceeding to extinguish all rights, title, and interest of the owner(s) of property in order to sell the property to satisfy a lien against it.

LEASE - A contract that allows one party the possession of real estate for a specific period of time in return for a consideration (usually rent) paid to the other party.

LIEN - A recorded notice that there is a debt on a piece of property.

MARKET VALUE - Generally accepted as the best price that a ready, willing, and able buyer will pay, and the lowest price a ready, willing, and able seller will accept.

MORTGAGE - A legal document that creates a lien upon a piece of property.



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