



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists



F.C. Tucker Company



8004 HAGUE RD, INDIANAPOLIS, IN 46256



**SINGLE FAMILY
RESIDENTIAL
FOR SALE**

\$329,000



Executive Summary

Conveniently located just one mile from the I-69 exit and two miles from Castleton Square Mall, this rare gem offers both residential comfort and a dedicated commercial space. The commercial side, currently used for medical purposes, boasts custom features including a reception desk, treatment room, ample storage, and a half bath. Each side-residential and commercial-has its own private entrance, providing a seamless separation of work and home life.

Upon entering the residential home, you are greeted by soaring cathedral ceilings and an abundance of natural light. Cozy up by the charming wood fireplace, and enjoy modern updates such as a new water heater (2022), windows replaced in 2019, and a roof along with gutters and leaf filters installed in 2021. Relax in the luxurious Kohler deep tub, with washer and dryer hookups conveniently located upstairs.

Step outside to your spacious deck and garden sanctuary, annually blooming with stunning flowers, including vibrant phlox. Whether working from home or simply enjoying the tranquility of your garden, this property offers a perfect balance of work, life, and relaxation. The garage has been converted into a medical/office space. This can be converted back into a 2-car garage at the buyer's expense.

Property Summary

8004 HAGUE RD., INDIANAPOLIS, IN 46256

Offering Price	\$329,000
Property Type	Residential
Building Size	2,281 SF
Lot Size	15,028 SF (0.35 Acre)
Stories	1.5
Structural Framing	Wood and Steel
Year Built	1985
Parcel No.	49-02-23-109-045.000-400
Zoning	Z001

TAXES

Tax Year	Total Taxes
2023	\$2,695.24
2022	\$2,443.84
2021	\$2,322.62
2020	\$2,432.44

Road Frontage Highway

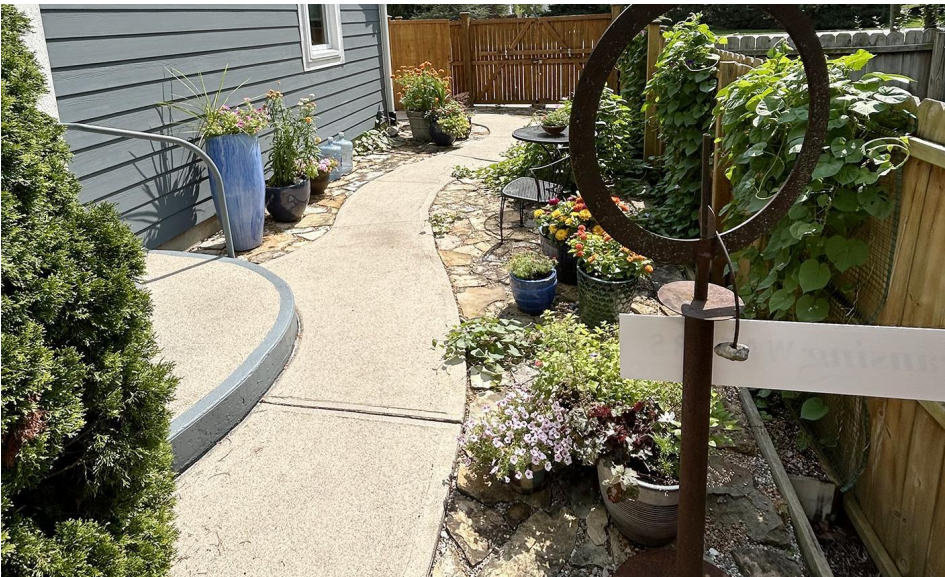
Building Class B



Neighborhood Map



Exterior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



Interior Photos



DEMOGRAPHIC SUMMARY

8004 Hague Rd, Indianapolis, Indiana, 46256

Rings: 1, 3, 5 mile radii

KEY FACTS

1 mile

9,408

Population

39.0

Median Age



4,636

Households

\$53,527

Median Disposable Income

EDUCATION

1 mile

5.7%

No High School Diploma



18.8%

High School Graduate



26.2%

Some College/Associate's Degree



49.3%

Bachelor's/Grad/Prof Degree

INCOME

5 miles



\$85,019

Median Household Income



\$49,538

Per Capita Income



\$236,901

Median Net Worth

ANNUAL HOUSEHOLD SPENDING

1 mile



\$2,069

Apparel & Services



\$237

Computers & Hardware



\$3,338

Eating Out



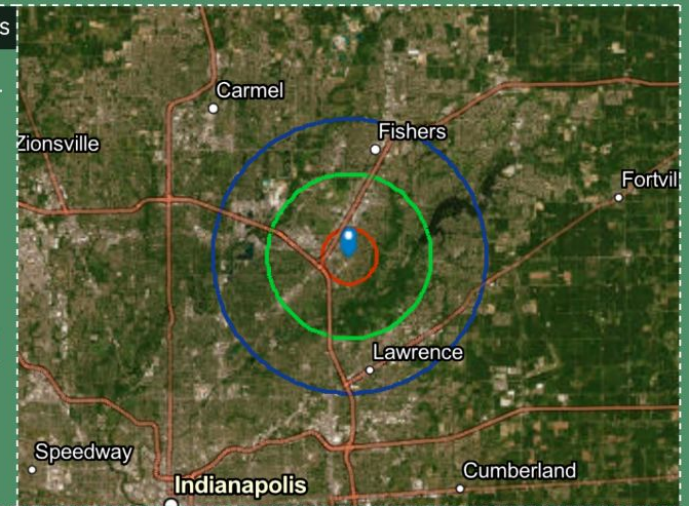
\$6,080

Groceries



\$6,059

Health Care



BUSINESS

1 mile



834

Total Businesses



27,858

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	9,408	51,217	178,762
2023 Household Population	9,254	50,802	177,304
2023 Family Population	6,559	38,113	139,079
2028 Total Population	9,231	51,961	181,391
2028 Household Population	9,076	51,546	179,932
2028 Family Population	6,415	38,600	140,842



What's in My Community?

Places that make your life richer and community better

8004 Hague Rd, Indianapolis, Indiana, 46256 2
5 miles



COMMUTE PROFILE

8004 Hague Rd, Indianapolis, Indiana, 46256 2
Ring of 5 miles

This infographic provides information about how population age 16+ travels to work. This data comes from the American Community Survey (ACS) from the US Census Bureau. Read an in-depth analysis on the [ACS documentation page](#).

WORKERS



93,455

ACS Workers Age 16+



75.6%

Drove Alone to Work

TRANSPORTATION TO WORK



0.3%

Took Public Transportation



8.2%

Carpooled



0.8%

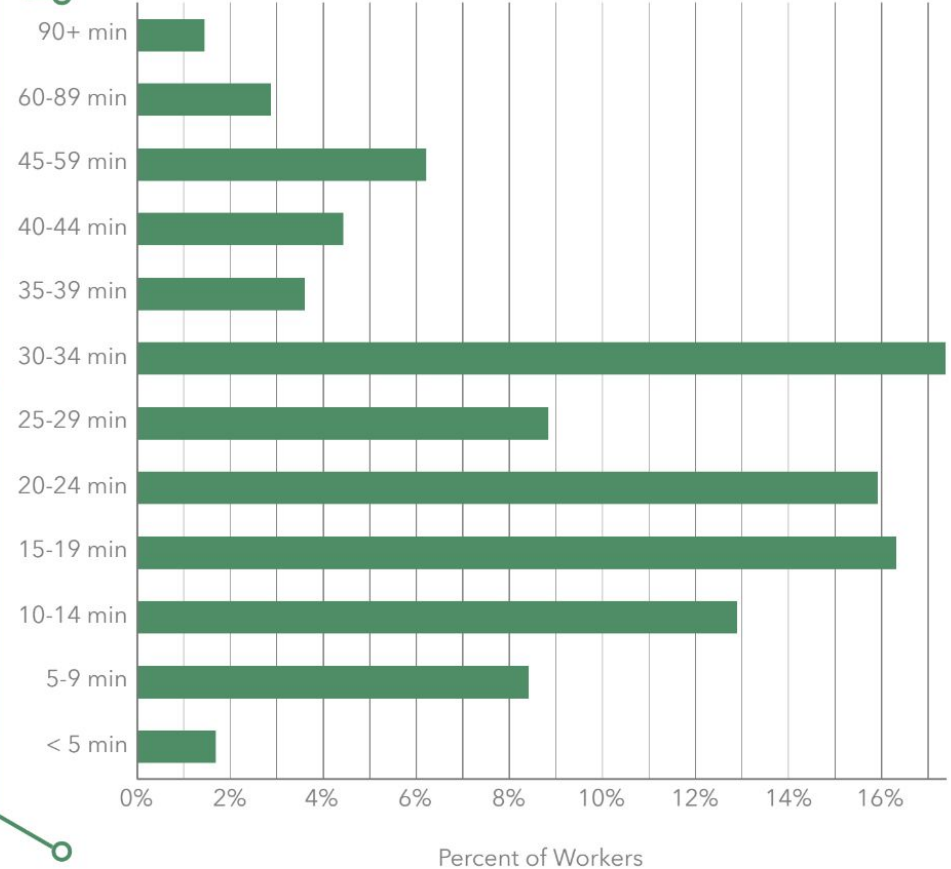
Walked to Work



0.1%

Bike to Work

TRAVEL TIME TO WORK



OFFICE MARKET PROFILE

8004 Hague Rd, Indianapolis, Indiana, 46256 2
Ring of 5 miles

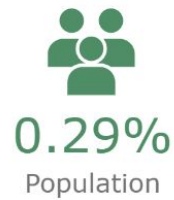
This infographic provides a set of key demographic, market potential and spending indicators that allow you to quickly understand the market opportunities and demographics of an area that provide powerful decision-making insight about office location.

[Learn more about this data](#)



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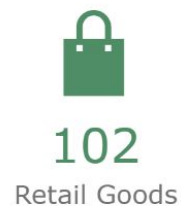
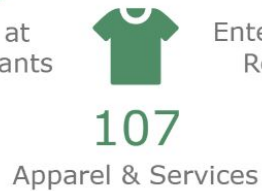
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry segments

8B	Emerald City 6,980 households	9.1% of Households	▼
4A	Workday Drive 6,750 households	8.8% of Households	▼
1D	Savvy Suburbanites 6,348 households	8.3% of Households	▼

AREA OVERVIEW

INDIANAPOLIS, IN

Indianapolis is the capital and most populated city in Indiana. With a population of over 892,000 residents within the city, it is the economic and cultural center of the Indianapolis MSA and is the 33rd most populated MSA in the nation. The city covers 368 square miles, making it the 16th largest city in the US. The area is known for its one-of-a-kind culture with six distinct cultural districts. Indianapolis stays true to its history and savors its historically significant neighborhoods. These districts include Broad Ripple Village, Canal and White River State Park, Fountain Square, Indiana Ave, Mass Ave, and Wholesale. Whether you are looking for sports, arts, dining, or excitement, Indianapolis has something for everyone.

More than 517,000 Employees in Six Key Industries

- ° Logistics | 109,000 Employees | Express Scripts, Amazon, and FedEx
- ° Manufacturing | 88,000 Employees | Allison Transmission, Nice Pak, and Red Gold
- ° Information Technology | 22,000 Employees
- ° Life Sciences | 21,000 Employees | Eli Lilly & Co., Anthem, Roche Diagnostics, and Corteva
- ° Agribusiness | 16,000 Employees | Elanco, Beck's Hybrids, and AgReliant Genetics
- ° Sports | 16,000 Employees | NCAA Headquarters and Indianapolis Motor Speedway



8004 HAGUE RD.

INDIANAPOLIS, IN 46256

EXCLUSIVELY LISTED BY:



Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Annie Scott, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Annie Scott, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Annie Scott, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Annie Scott, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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