



ANNIE SCOTT REALTY GROUP

Commercial | Residential Real Estate Specialists



F.C. Tucker Company

CALL ANNIE: 317.902.8622



6143-6145 N 400 W, FAIRLAND, IN 46126



CHURCH &  
PARSONAGE  
FOR SALE

\$899,900





# Executive Summary

An exceptional opportunity awaits in Fairland, Indiana, with this **aggressively priced turnkey church and parsonage on 7.5± acres**, offering both immediate usability and long-term growth potential. Perfectly positioned with potential visibility from I-74, this property combines spiritual purpose with practical value.

The sanctuary features soaring ceilings, comfortable seating already in place, and multiple gathering areas designed for worship, fellowship, and community. With existing infrastructure for classrooms, childcare, a kitchen, and additional gathering spaces, the property is ready to serve a congregation immediately. All furnishings, equipment, office furniture, and school supplies remain, making this a true turnkey opportunity.

The parsonage, included on-site, is a thoughtfully designed home for a pastor or church staff, complete with hardwood floors, bright open living areas, a spacious kitchen, and a deck overlooking the surrounding farmland. The home also features a walkout basement, attached garage, and an inviting layout that feels both comfortable and refined.

Located in **Shelby County, one of Indiana's growing communities**, the property benefits from its proximity to Indianapolis while maintaining the charm and tranquility of a smaller town. The county has seen consistent residential and commercial growth, and the high visibility from I-74 positions the church to capture new interest and expand its reach as the area continues to thrive.

This property is more than a church and parsonage—it is a complete ministry campus, priced far below replacement cost, and represents a rare opportunity for a congregation seeking a permanent home, or for visionary buyers looking to invest in a multi-use facility with built-in infrastructure.

Showings are reserved for qualified and ready buyers only.

# Property Summary

## 6143-6145 N 400 W, FAIRLAND, IN 46126

Offering Price	\$899,900
(1) Parcel No.	73-02-33-400-026.000-013
Property Type	Residential
Church Size	9,631 SF
Parsonage Size	2,208 SF
Lot Size	304,920 SF (7 Acre)
Year Built	1980
(2) Parcel No.	73-02-33-400-028.000-013
Lot Size	21,344 SF (0.49 Acre)
Tax	Religious Exempt
Zoning	IS (Institutional Uses)



## PERMITTED USES

1. Golf course/country club, Park
2. Church/place of worship
3. Community center, Retreat Center
4. Funeral home/mortuary
5. Government facility (non-office), Government Office
6. Hospital/medical center
7. Library, Museum/gallery
8. Police, fire, or rescue station
9. Trade or business school, School (K-12), University or College
- 10 Heliport, Post Office, Lodge/club





# Neighborhood Map





# Church Exterior



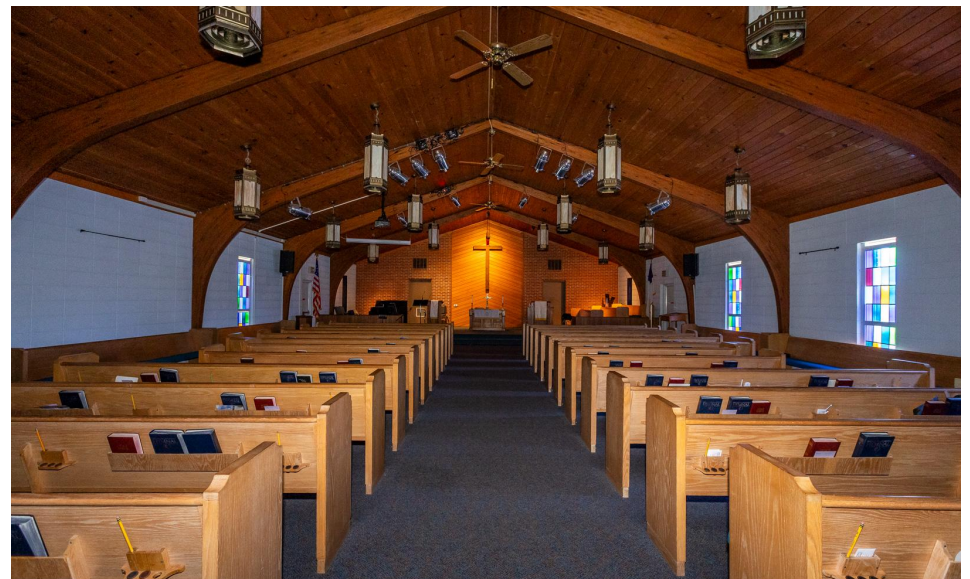


# Church Exterior





# Sanctuary



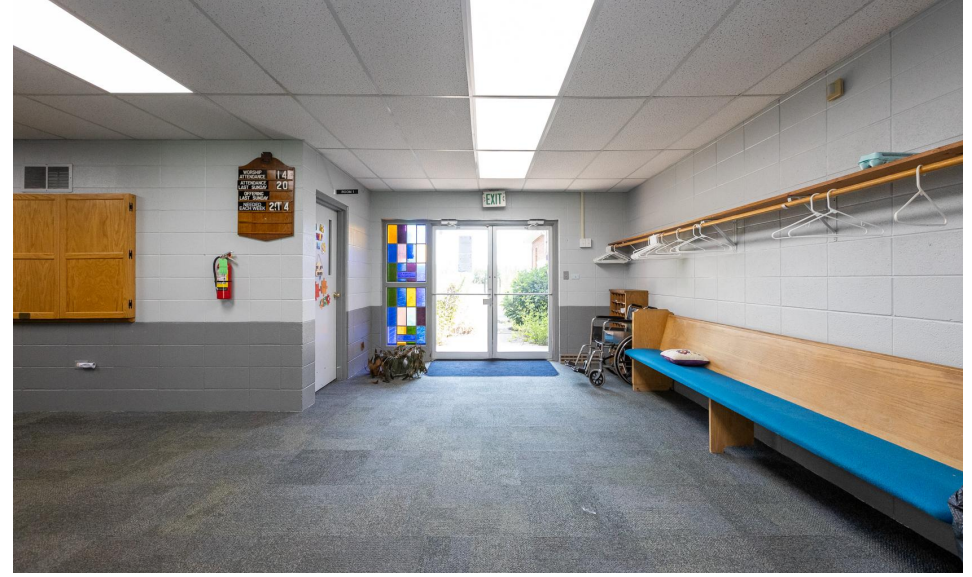


# Office 1 & 2





# Main Hall





# Banquet





# Classroom 1 & 2





# Classroom 3 & 4





# Classroom 5





# Kitchen & Basement





# House Exterior





# Living Room & Dining Room





# Bedroom 1 & 2





# Bedroom 3 & 4





# Kitchen & Basement





# DEMOGRAPHIC SUMMARY

6145 N 400 W, Fairland, Indiana, 46126  
Rings: 1, 3, 5 mile radii

## KEY FACTS

6,373

Population

44.4

Median Age



2,525

Households

\$59,471

Median Disposable Income

## EDUCATION

12.0%

No High School Diploma



34.6%

High School Graduate



28.9%

Some College/ Associate's Degree



24.5%

Bachelor's/ Graduate/ Prof Degree

## INCOME



\$77,081

Median Household Income



\$39,886

Per Capita Income



\$302,933

Median Net Worth

## ANNUAL HOUSEHOLD SPENDING



\$2,012

Apparel & Services



\$178

Computers & Hardware



\$3,330

Eating Out



\$6,673

Groceries



\$7,712

Health Care

## BUSINESS



113

Total Businesses



3,218

Total Employees

Variables	1 mile	3 miles	5 miles
2023 Total Population	542	2,838	6,373
2023 Household Population	542	2,838	6,355
2023 Family Population	454	2,416	5,452
2028 Total Population	536	2,815	6,322
2028 Household Population	536	2,815	6,304
2028 Family Population	447	2,384	5,383

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri



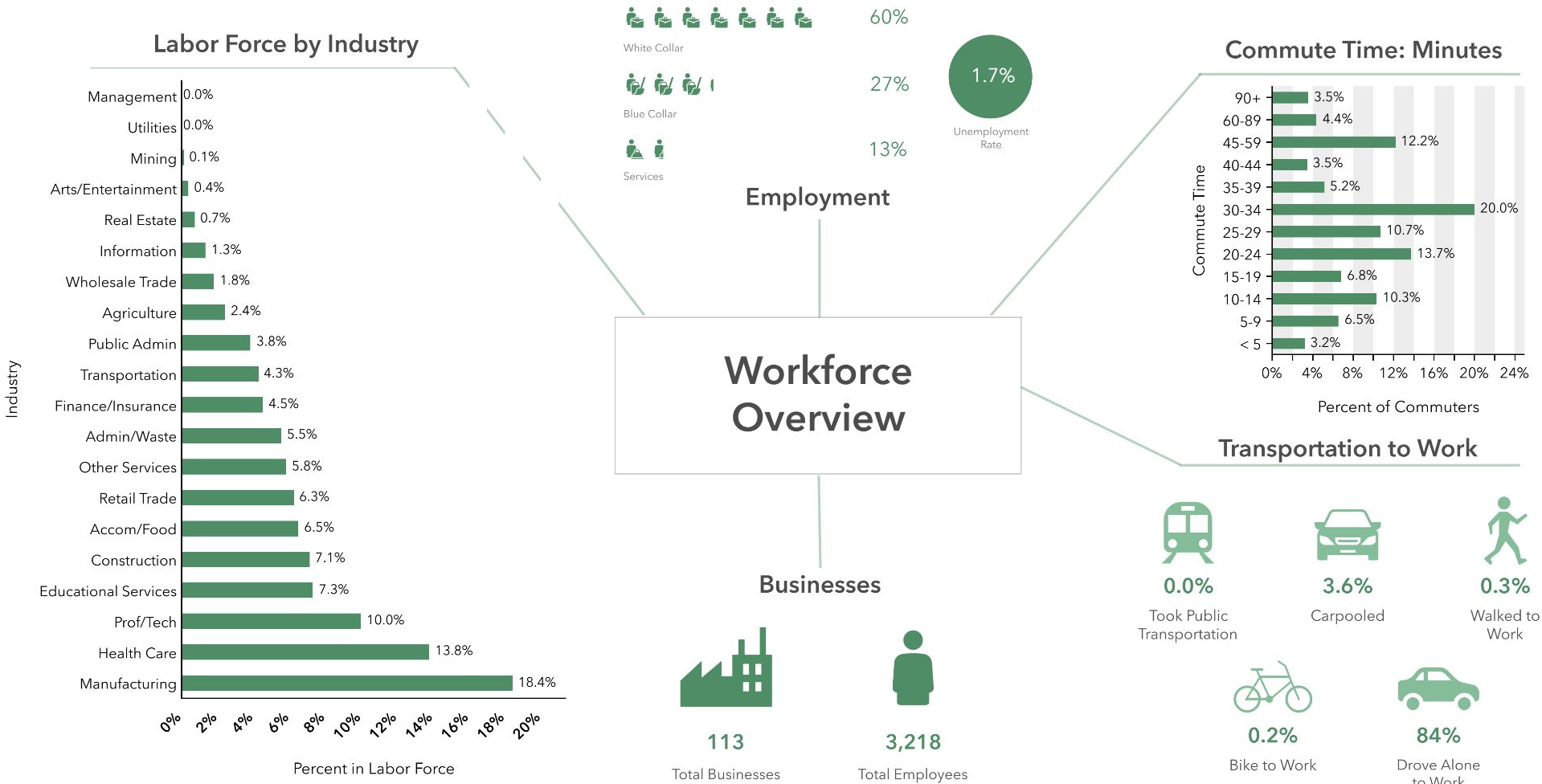
# Economic Development Profile

6145 N 400 W, Fairland, Indiana, 46126

Ring of 5 miles



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Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023).

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# COMMUTE PROFILE

6145 N 400 W, Fairland, Indiana, 46126

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](#).

## TRANSPORTATION TO WORK



0.0%

Took Public Transportation



3.6%

Carpooled



0.3%

Walked to Work



0.2%

Bike to Work

## WORKERS



2,990

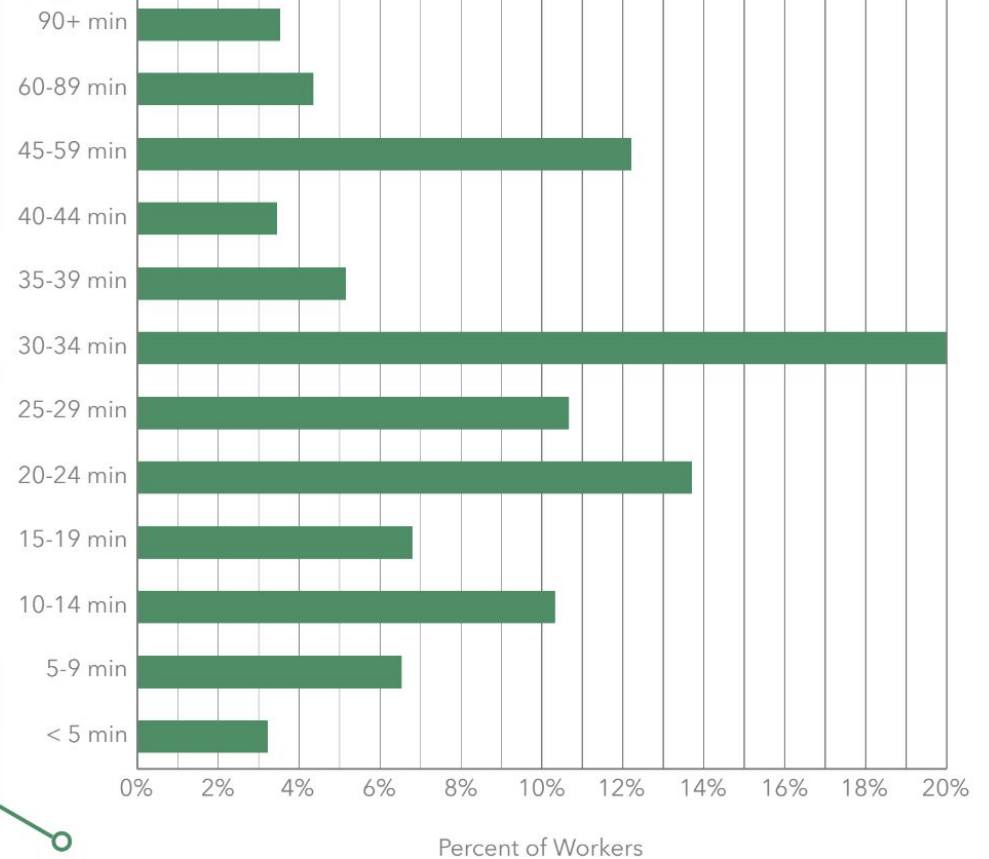
ACS Workers Age 16+



84.2%

Drove Alone to Work

## TRAVEL TIME TO WORK





# OFFICE MARKET PROFILE

6145 N 400 W, Fairland, Indiana, 46126  
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



-0.16%  
Population



-1.79%  
Generation Z



-0.40%  
Generation X



1.64%  
Millennial

## INTERNET ACCESS (INDEX)



100

Access to Internet at home



101

Internet at home via high speed connection

## LIFESTYLE SPENDING (INDEX)



80

Meals at  
Restaurants



94

Entertainment/  
Recreation



93

Retail Goods



82

Apparel & Services



90

Home Services

Tapestry  
segments

No segments found



# AREA OVERVIEW

## FAIRLAND, IN

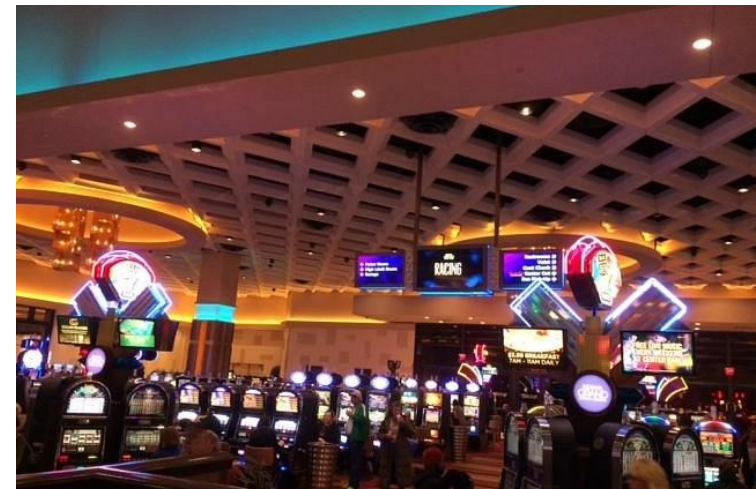
Fairland, Indiana, is a small town located in **Shelby County**, just southeast of Indianapolis. With a population of around **600 residents**, Fairland offers a close-knit, rural community atmosphere while still being conveniently near the larger amenities of Indianapolis and Shelbyville. Established in the mid-1800s, Fairland grew as a farming community and later benefited from its proximity to railroads and major roadways such as **Interstate 74 and State Road 9**.

## ECONOMY

Fairland's economy is primarily supported by **agriculture, local businesses, and employment opportunities** in nearby Shelbyville and Indianapolis. The town's location near I-74 makes it convenient for commuters, while the presence of Indiana Grand and other regional employers provides additional job opportunities. The area continues to attract families and individuals seeking a balance of small-town living with urban accessibility.

## TOURISTS ATTRACTIONS

- **Indiana Grand Racing & Casino:** Just minutes from Fairland, this premier entertainment venue offers horse racing, gaming, and dining options.
- **Fairland Fish & Game Club:** A local favorite for outdoor enthusiasts, offering fishing, shooting ranges, and events.
- **Shelbyville Attractions:** Nearby Shelbyville features the Strand Theatre, Blue River Memorial Park, and a charming downtown area.
- **Proximity to Indianapolis:** A short drive places residents within reach of Indianapolis attractions, shopping, dining, and cultural events.





# 6143-6145 N 400 W

## FAIRLAND, IN 46126

### EXCLUSIVELY LISTED BY:



**Annie Scott**

Realtor / Broker

Annie Scott Realty Group LLC

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