

FOR SALE

6143-6145 N 400 W, Fairland, IN 46126

Turnkey Church and Parsonage on 7.5± Acres



F.C. Tucker Company



Annie Scott
317-902-8622
annie.scott@talktotucker.com

Offering Price
\$799,900

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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



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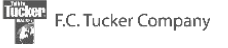
PROPERTY DETAILS

Offering Price:	\$799,900
Property Type:	Residential
Parcel No. 1:	73-02-33-400-026.000-013
Church Size:	9,631 SF
Parsonage Size:	2,208 SF
Lot Size:	304,920 SF (7 Acre)
Year Built:	1980
Parcel No. 2:	73-02-33-400-028.000-013
Lot Size:	21,344 SF (0.49 Acre)
Tax:	Religious Exempt
Zoning:	IS (Institutional Uses)

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.

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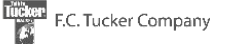


PERMITTED C-5 USES

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

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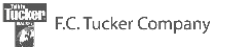


Church Exterior

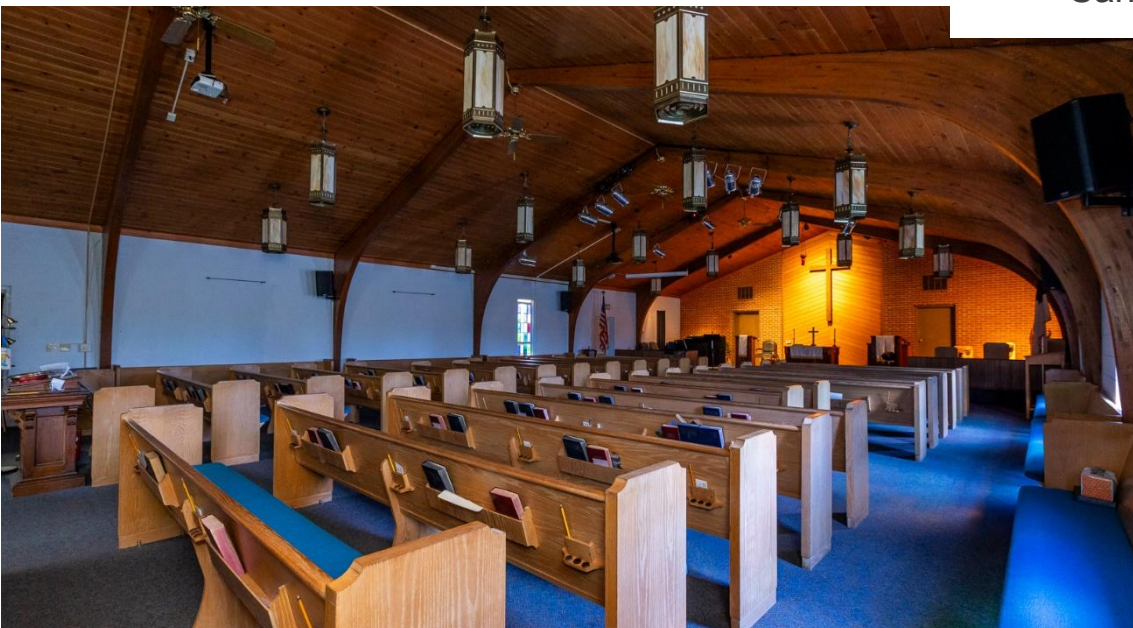


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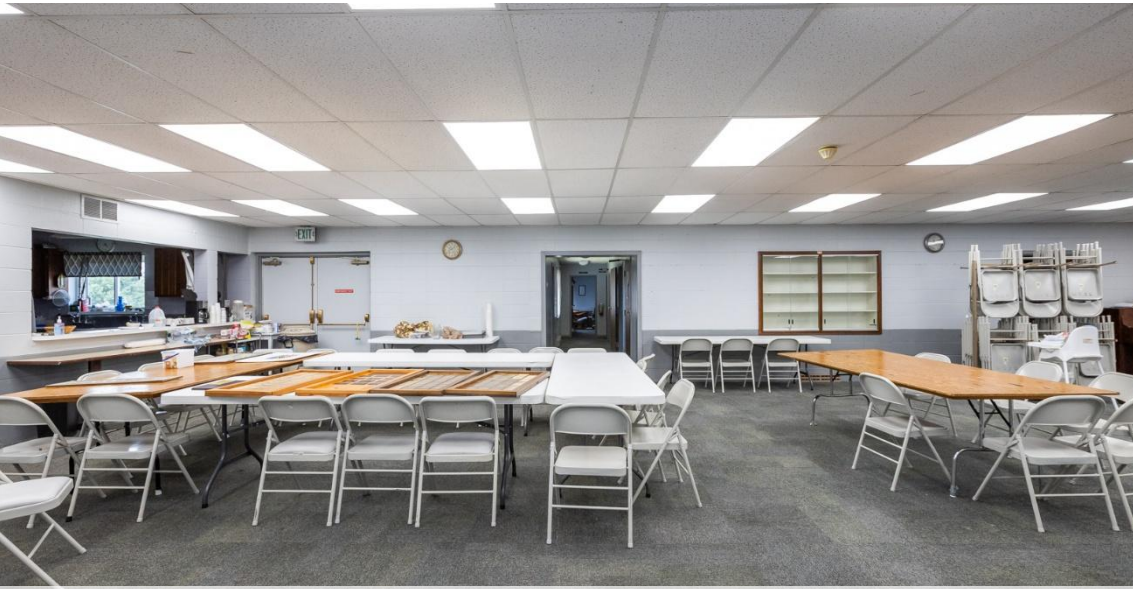
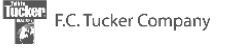


Sanctuary



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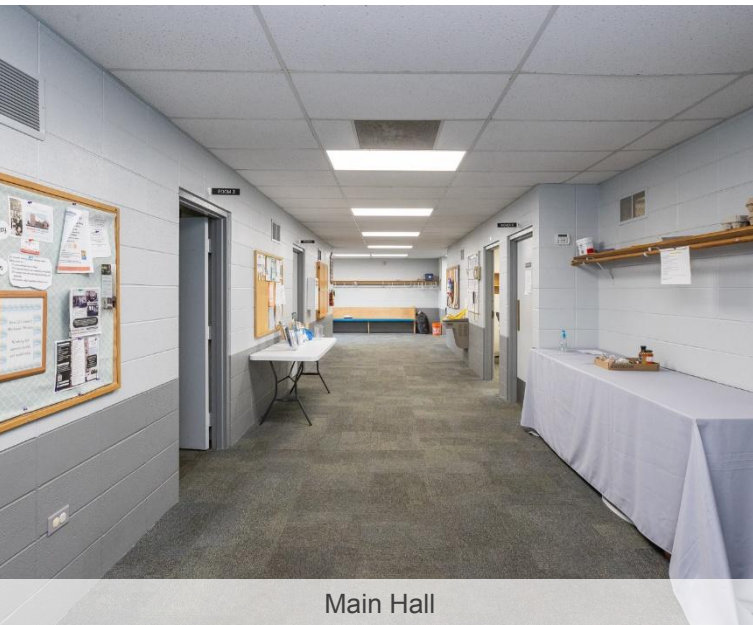
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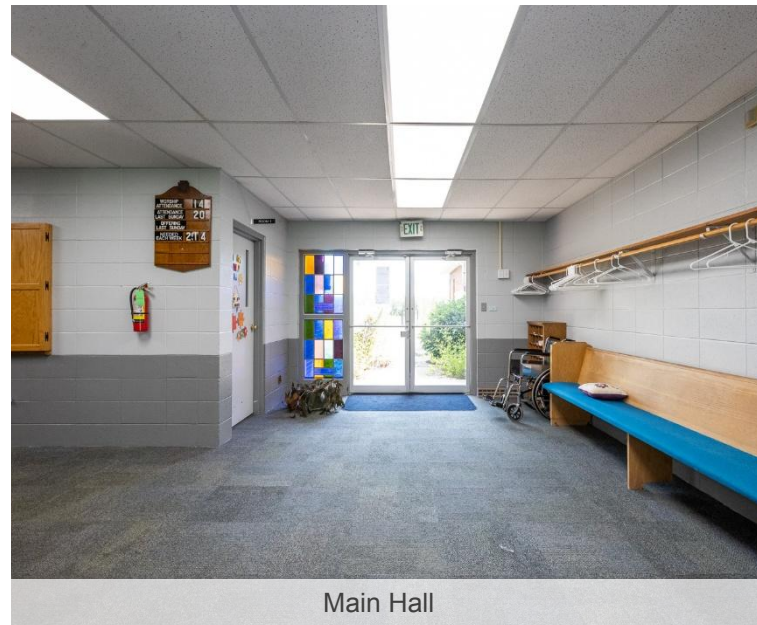
Banquet



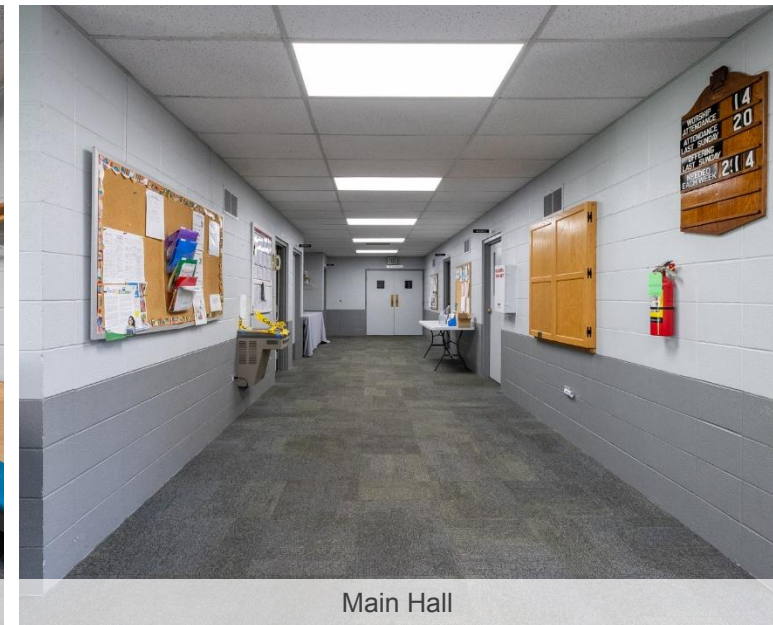
Banquet



Main Hall



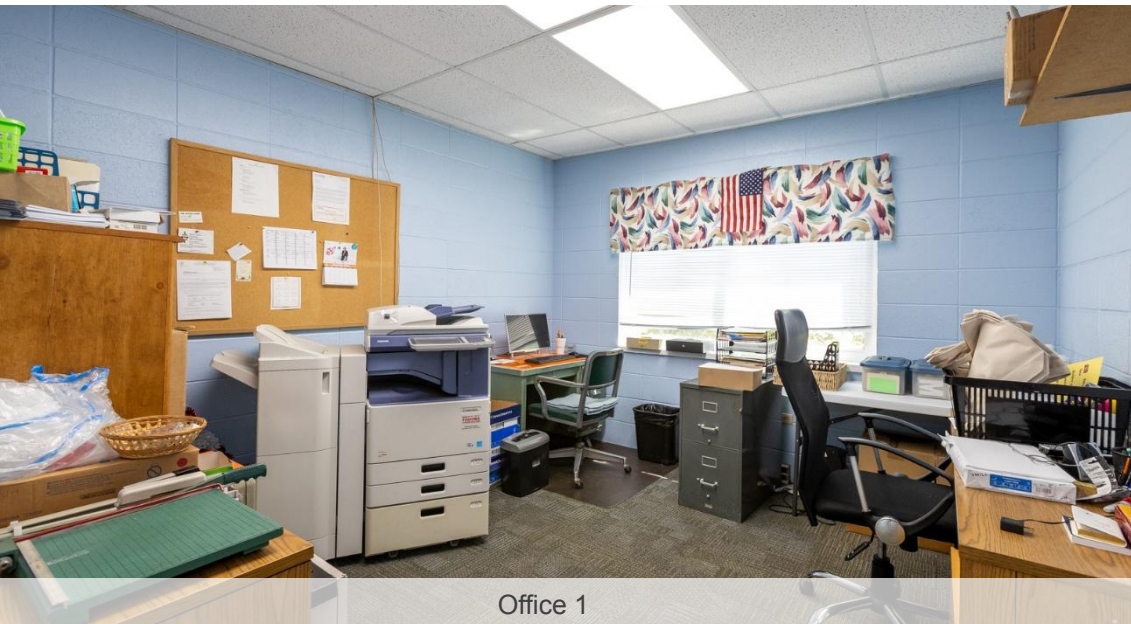
Main Hall



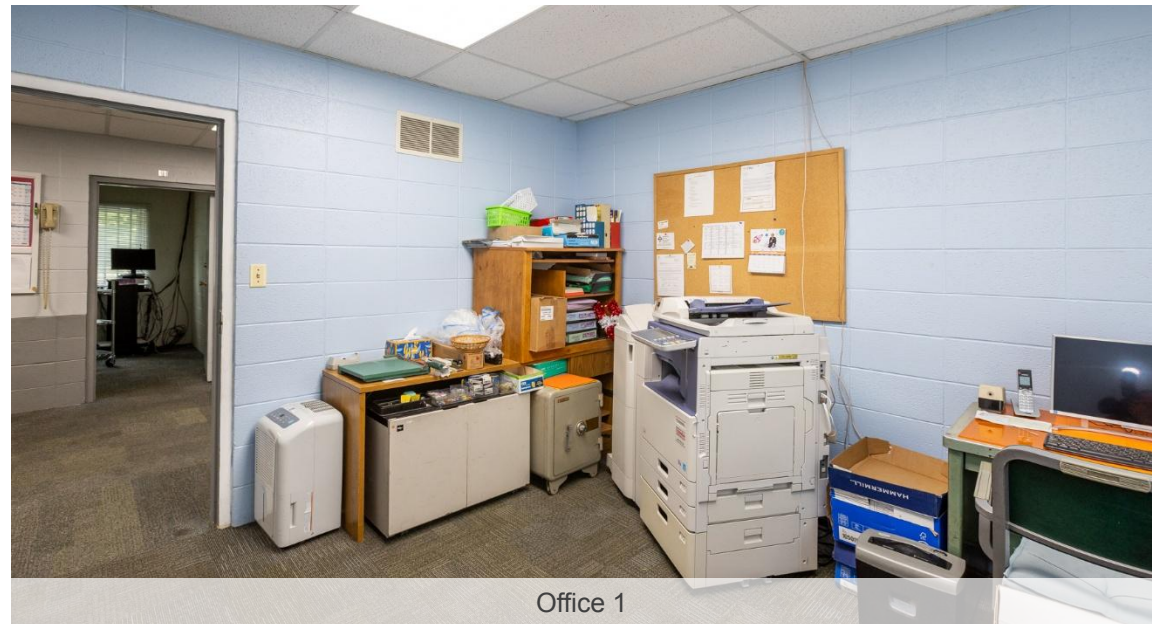
Main Hall

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Office 1



Office 1



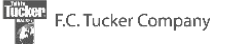
Office 2



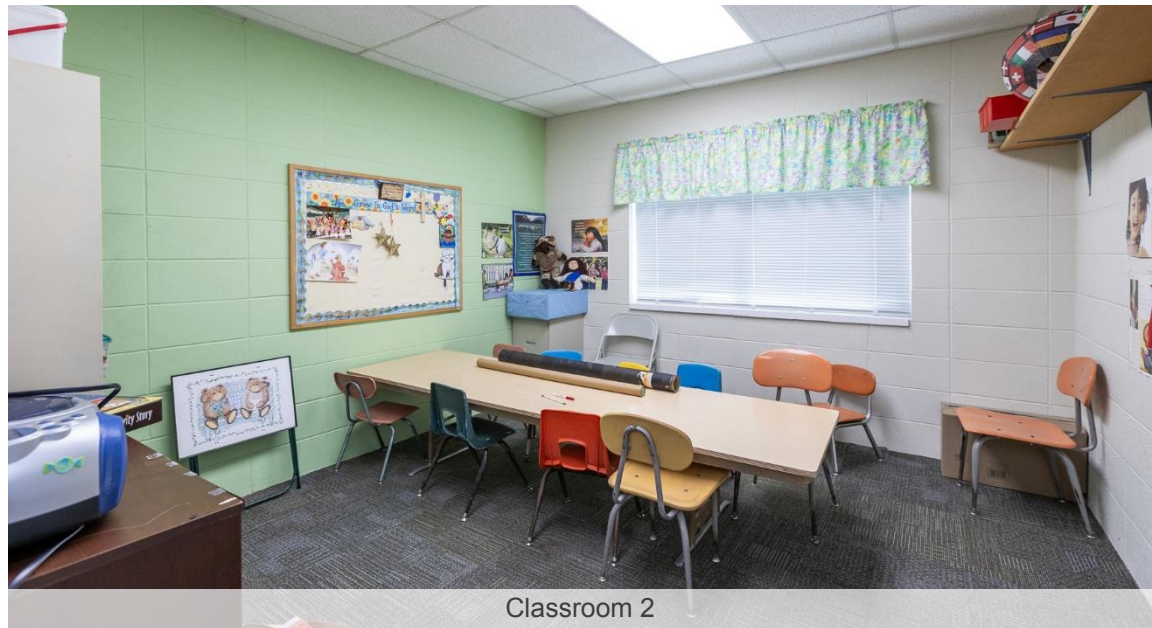
Office 2

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Classroom 1



Classroom 2



Classroom 3



Classroom 4



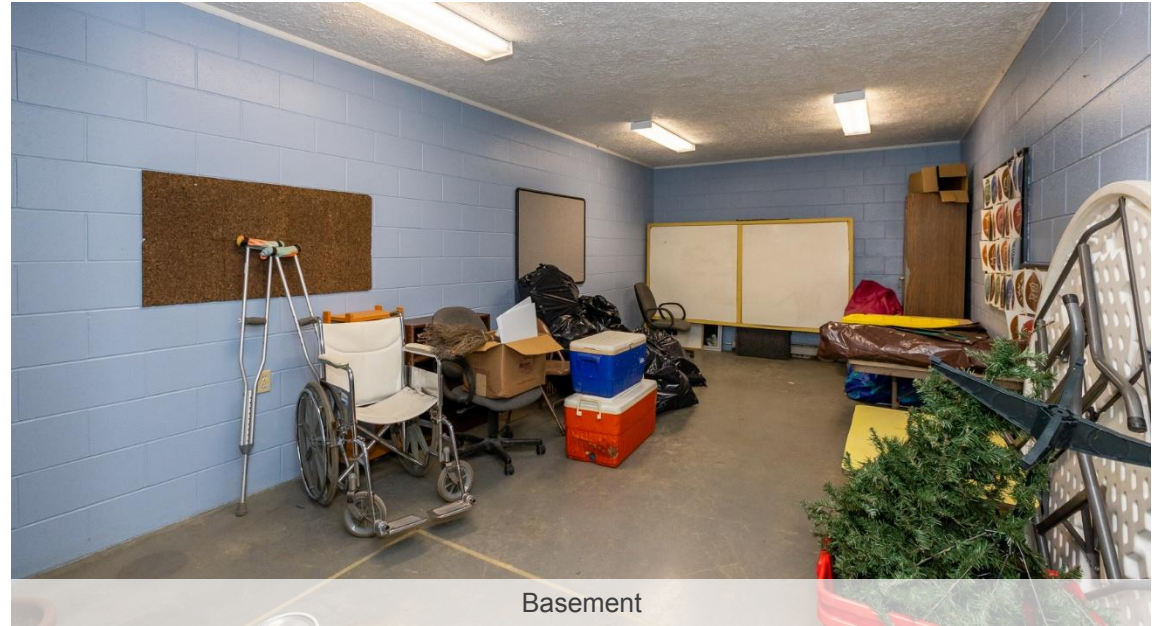
Classroom 5

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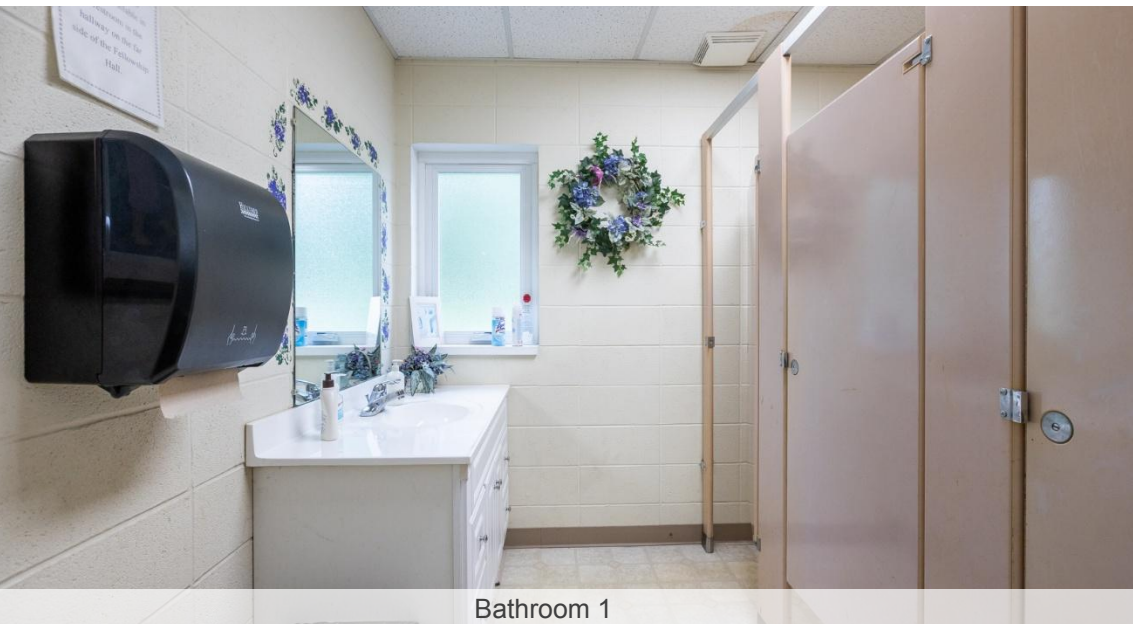
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Kitchen



Basement



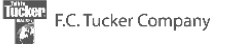
Bathroom 1



Bathroom 2

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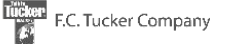


House Exterior



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Primary Bedroom



Bedroom 2



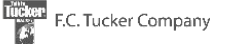
Bedroom 3



Bedroom 4

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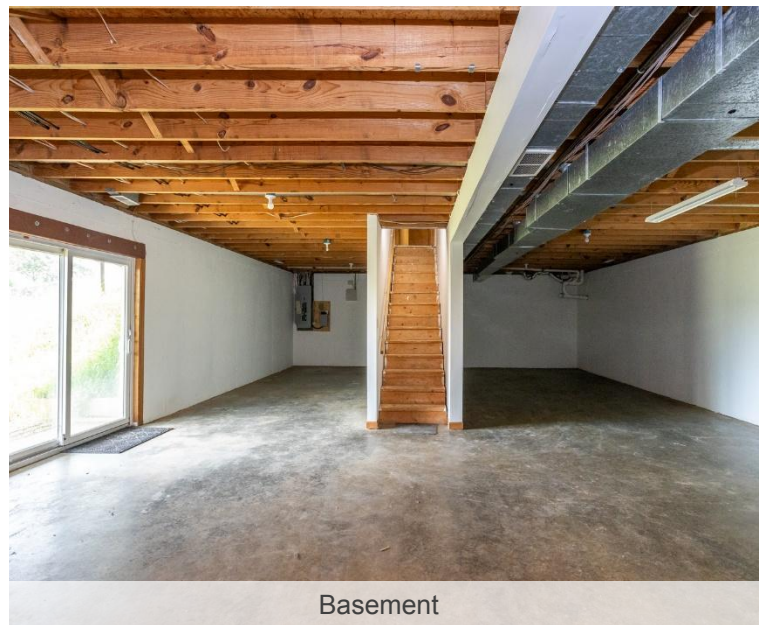
Living Room



Kitchen



Dining Room



Basement



Bathroom

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Triton Central



Church



Parsonage



Clover Village



Brandywine Cemetery



Caesars Sportsbook



**Horseshoe Indianapolis
Racing & Casino**



Brownie Marine Sales



Shelbyville Municipal Airport



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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.

CONTACT: 317-912-8622 |
ANNIE.SCOTT@TALKTOTUCKER.COM



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

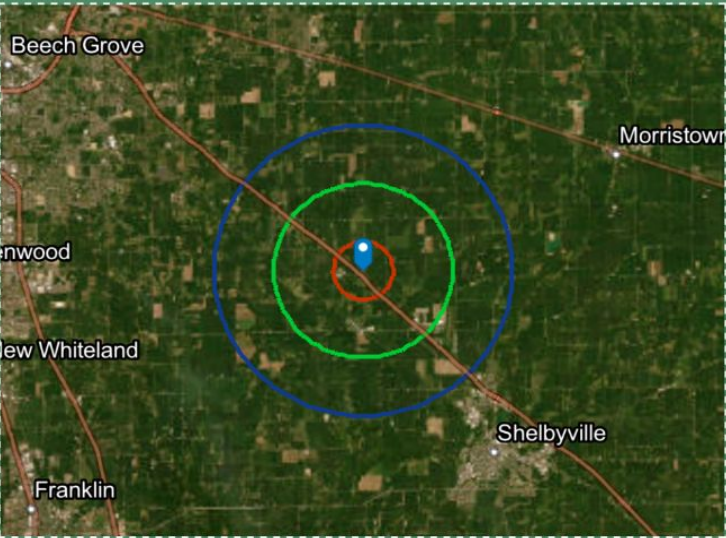
Total Businesses



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

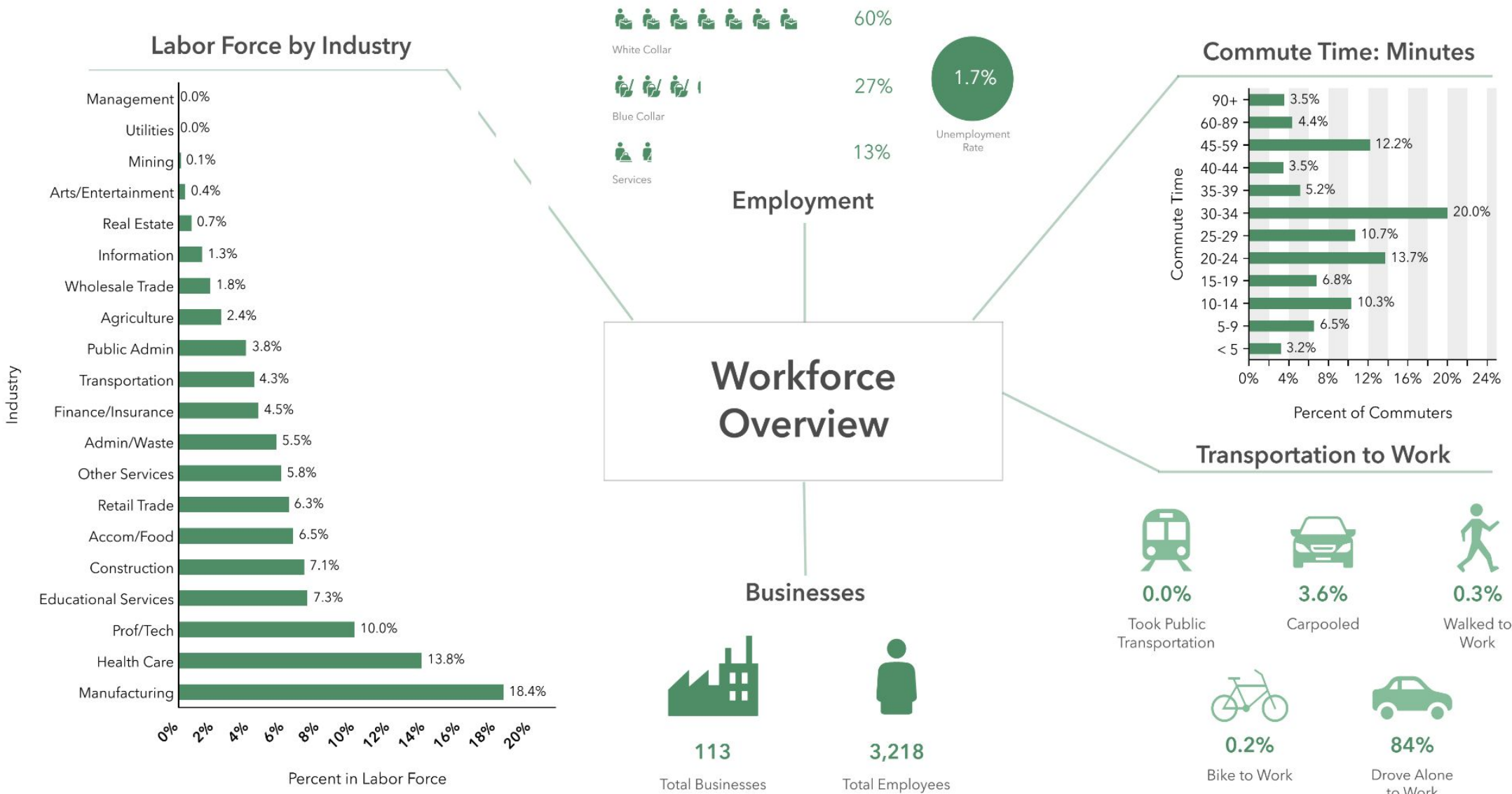


Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), Esri-Data Axle (2025). © 2025 Esri

Economic Development Profile

6145 N 400 W, Fairland, Indiana, 46126

Ring of 5 miles



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

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

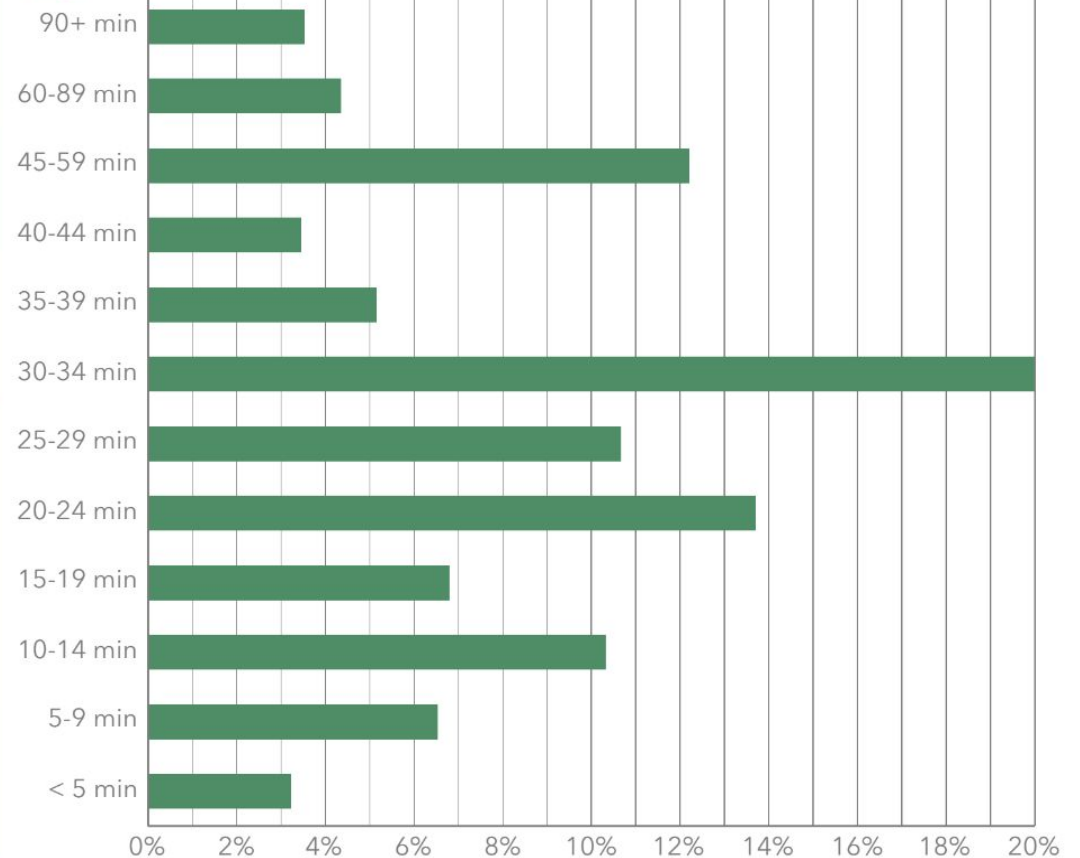
ACS Workers Age 16+



84.2%

Drove Alone to Work

TRAVEL TIME TO WORK



Percent of Workers

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](#)



ANNIE SCOTT REALTY GROUP
Commercial | Residential Real Estate Specialists

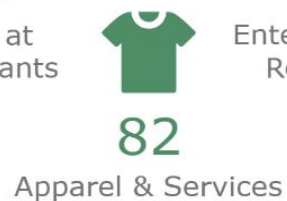
PROJECTED ANNUAL GROWTH RATE



INTERNET ACCESS (INDEX)



LIFESTYLE SPENDING (INDEX)



Tapestry
segments

No segments found

CHURCH & PARSONAGE

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FAIRLAND, IN 46126

EXCLUSIVELY LISTED BY:

Annie Scott

Realtor / Broker

Annie Scott Realty Group LLC / F.C. Tucker

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Email: annie.scott@talktotucker.com



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DISCLAIMER

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