



756

JEFFERSON AVENUE

MEMPHIS, TN 38105

**FOR SALE**

THE HISTORIC LOWENSTEIN HOUSE

# A Memphis Legacy Waiting for It's Next Chapter

Elias Lowenstein arrived in Memphis in 1869, he joined his brothers in the dry-goods business at a time when the city was emerging as an important commercial center of the South. The family enterprise would grow into one of Memphis' leading department stores, helping establish the Lowenstein name among the city's prominent business families.

By the 1890s, Lowenstein's success was reflected in the home he built along what was then one of Memphis' most prestigious residential corridors. The imposing residence at **756 Jefferson Avenue**, designed in the **Italianate Queen Anne style**, became part of the fashionable area associated with Memphis' affluent families of the period. Today, the property remains remarkably intact, preserving the craftsmanship and character of that era. But the Lowenstein House would become more than a private mansion.

In **1921**, Elias Lowenstein's daughter, **Celia**, donated the property to the **Nineteenth Century Club**, a prominent women's philanthropic organization. The house was adapted to provide lodging for young women who had come to Memphis from rural communities to work during and after World War I. That new purpose ultimately led to the addition of an apartment annex, extending the property's role from private residence to a place of opportunity and support for a changing generation of Memphis women.

Over the decades, the building continued to evolve with the city. By **1979**, it was being used as a treatment center for mental-health outpatients—the same year the Lowenstein House was listed on the **National Register of Historic Places**.

More than a century after Elias Lowenstein made it his home, the house still retains extraordinary architectural details, including **original carpentry, pocket doors, light fixtures, stained-glass windows, seven fireplaces, and 12-foot ceilings**



# EXECUTIVE SUMMARY

758 JEFFERSON AVENUE, MEMPHIS, TENNESSEE 38105

**Gill Properties** is pleased to present **The Historic Lowenstein House at 756 Jefferson Avenue**, a rare opportunity to acquire one of Memphis' most distinctive historic properties. Dating to the early 1890s and listed on the **National Register of Historic Places**, the Italianate Queen Anne residence occupies a prominent location in the **Memphis Medical District** and retains an extraordinary collection of original architectural details.

The property contains approximately **10,611 square feet on 0.40 acres**, with **22 rooms, 13 bedrooms, five baths, seven fireplaces, 12-foot ceilings, original carpentry, pocket doors, light fixtures, and stained-glass windows**. The building is currently vacant and has been cleared of furnishings, allowing a new owner to begin planning its next chapter.

Its history, scale, architectural character, and central location create a unique opportunity for a visionary buyer. Potential uses could include a **boutique hotel, luxury inn, event venue, professional or corporate offices, historic bed and breakfast, restaurant, hospitality concept, or other adaptive reuse**, subject to applicable approvals and preservation requirements. More than simply a real estate acquisition, **The Lowenstein House offers the opportunity to preserve a Memphis landmark while creating a distinctive destination for its next generation of use.**

***OFFERED AT: \$800,000***

## VISION WANTED | RESTORE THE LEGACY!

**Boutique Hotel, Luxury Inn, Elegant Event Venue, Perfect for Weddings**

**GILL**  
**PROPERTIES**

6815 POPLAR AVE, SUITE 110  
GERMANTOWN, TN 38138  
901.758.1100

PRESENTED BY:

**Frank Dyer III, CCIM, RPA**

Mobile: (901) 277-8183

Email: frank@gillprop.com

**Beth Flanagan**

Mobile: (901) 484.4309

Email: beth@flanaganstrategies.com

**Barry Maynard**

Mobile: (901) 230-4265

Email: barry@gillprop.com

# PROPERTY

## OVERVIEW

# THE LOWENSTEIN HOUSE

## 756 JEFFERSON AVE.

### ASSET

|                           |                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------|
| Type:                     | Mixed Use   Special Purpose                                                                      |
| Located:                  | The Memphis Medical District                                                                     |
| Size:                     | 10,611 SF                                                                                        |
| Stories   Bedrooms:       | 3   13 Bd & 5 Ba                                                                                 |
| Total Rooms & Fireplaces: | 22   7                                                                                           |
| Total Lot Size            | .40 AC                                                                                           |
| Ceiling Height:           | 12' FT                                                                                           |
| Year Built                | 1890-1891                                                                                        |
| Architectural:            | Italianate Queen Anne                                                                            |
| Extras:                   | Original Carpentry, Pocket Doors, Light Fixtures, Stained Glass throughout & Wrought Iron Fence. |



### PRICING & TAXES

|                    |              |
|--------------------|--------------|
| Asking Price:      | \$800,000.00 |
| 2026 County Taxes: | \$5,050.08   |
| 2026 City Taxes:   | \$4,822.88   |



### DEMOGRAPHICS

#### POPULATION:

|          |         |
|----------|---------|
| 1 MILE   | 13,832  |
| 3 MILES: | 82,463  |
| 5 MILES: | 151,224 |



#### HOUSEHOLDS:

|         |        |
|---------|--------|
| 1 MILE  | 7,334  |
| 3 MILES | 42,639 |
| 5 MILES | 68,605 |



#### AVG INCOME:

|         |          |
|---------|----------|
| 1 MILE  | \$57,753 |
| 3 MILES | \$74,387 |
| 5 MILES | \$66,547 |

# LOWENSTEIN HOUSE

## The Architect

The Lowenstein Mansion was designed by the prominent regional architect **John Gaisford**.

**Design Philosophy:** Gaisford was a highly regarded English-born architect who left a massive mark on Memphis's late-Victorian landscape. For this home, he executed a sophisticated blend of **Italianate** and **Romanesque Revival** styles.



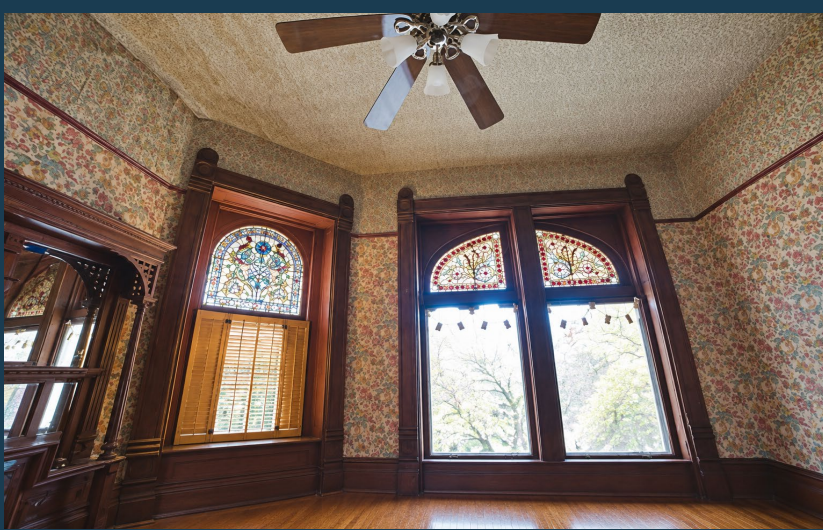
## Historical Landmark

**The Exterior Style:** The facade is a bold, imposing blend of **High Victorian Romanesque Revival** and **Italianate** architecture.

**Key Visual Features:** It is built from deep red brick and features a heavy, fortress-like stone arched main entryway. The asymmetrical front boasts a towering square turret topped with a pyramidal roof, a circular accent window, and a wide, delicate white wooden veranda wrap-around porch that acts as a beautiful contrast to the heavy masonry.



756 JEFFERSON AVENUE



### STAINED-GLASS

The stained-glass windows inside the **Lowenstein Mansion (756 Jefferson Avenue)** are brilliant examples of **High-Victorian custom residential glasswork** from the early **1890s**.

Rather than religious imagery, the windows **highlight stylized nature motifs typical of the late 19th-century**. You can see colorful, symmetric scrolling floral arrangements, sprawling leaves, and central stylized urn/vase patterns that perfectly mirror the aesthetic transitions happening right before the Art Nouveau movement.



### MAJOLICA TILES

All seven fireplaces are adorned with antique molded glazed art tiles called **majolica tiles or relief tiles**.

Equally remarkable is the highly detailed cast iron **summer cover / fireplace insert** seated in the center. Wealthy homeowners used decorative iron plates to seal the drafty opening during the hot Tennessee summers. The intricate floral and classical detailing perfectly mirrors the high-end Romanesque and Italianate craftsmanship found throughout the rest of John Gaisford's architectural design for the mansion.



### ROCOCO SCROLL

A beautifully preserved antique cast iron hot water or steam radiator, specifically featuring the iconic **Rococo scroll** design. This is an exceptionally long unit (roughly 19 to 20 sections/fins visible), which means it was **engineered to heat a massive room with very high ceilings**—such as a grand central entryway hallway or a primary parlor room.





**The Woodwork:** The hallway features monumental, masterfully carved dark oak millwork. The door frames are topped with massive, layered classical pediment crown headers, a hallmark feature used in the late 19th century to project status and wealth to visiting guests.

**Intricate Wall Details:** Faintly visible along the upper walls are original stencil patterns and custom plaster friezes flanking the doorways, which add soft decorative texture against the heavy, dark wood.



**Vestibule Doors:** The back of the corridor features grand double entry doors framed by an overarching transom window. The windows display vibrant leaded stained glass designed to flood the long, moody hallway with warm, colorful natural light.

# LOCATION

|                     |                 |
|---------------------|-----------------|
| DOWNTOWN MEMPHIS    | 1.7 mi   5 mins |
| MIDTOWN MEMPHIS     | 2.2 mi   6 mins |
| OVERTON SQUARE      | 3.3 mi   9 mins |
| CROSSTOWN CONCOURSE | 1.9 mi   5 mins |
| I-40                | 5 mi   10 mins  |



The Woodruff Fontaine House



The James Lee House

Victorian Village



The Helix



Jefferson Square



WELCOME to **ORLEANS**

MPHS STATION TENN

MEDICAL DISTRICT



COURT AVE

The Resident



MADISON AVE

HOTWORX

SUBWAY

N. MANASSAS ST

THE **EDGE** DISTRICT





## BRING A MEMPHIS TREASURE BACK TO LIFE

**The Historic Lowenstein House** is waiting for a new steward—someone with the vision to honor its past while imagining its future.

Behind its red-brick façade remain extraordinary details from another era: original carpentry, pocket doors, stained glass, soaring 12-foot ceilings, and seven fireplaces.

- ◆ The bones are here.
- ◆ The history is here.
- ◆ The character is unmistakable.

What it needs now is someone willing to bring this remarkable Memphis landmark back to its **former glory**—and **give it a new purpose for generations to come**.



*See beyond what it is.  
Imagine what it could be!*



6815 Poplar Avenue, Suite 110  
Germantown, Tennessee 38138  
(901)758-1100



Gill Properties | Leading Commercial Real Estate Brokers,...

**Frank Dyer III, CCIM, RPA**  
**Senior VP of Brokerage**  
Mobile: (901) 277-8183  
Email: frank@gillprop.com



**Beth Flanagan**  
**Broker**  
Mobile: (901) 484-4309  
Email: beth@flanaganstrategies.com



**Barry Maynard**  
**Senior VP of Brokerage**  
Mobile: (901) 230-4265  
Email: barry@gillprop.com



## DISCLAIMER:

The information contained in this Offering Memorandum has been prepared solely for informational purposes and is intended to assist prospective purchasers in evaluating the property described herein. The information has been obtained from sources believed to be reliable; however, neither the Broker nor the Owner makes any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information provided.

All property information, including but not limited to square footage, acreage, rents, expenses, income, occupancy, lease terms, zoning, taxes, operating history, financial information, projections, and other property-specific data, should be independently verified by the prospective purchaser. Any financial projections, estimates, assumptions, or analyses contained herein are provided for illustrative purposes only and are not guarantees of current or future performance.

Prospective purchasers are encouraged to conduct their own independent investigation and due diligence concerning the property and all matters affecting its value, condition, use, operation, and suitability. This should include, as appropriate, consultation with legal counsel, accountants, tax advisors, engineers, architects, environmental professionals, contractors, governmental agencies, and other qualified professionals.

Neither the Broker nor the Owner assumes responsibility for the condition of the property, compliance with applicable laws or regulations, environmental conditions, zoning or permitted uses, structural or mechanical systems, title matters, or any other physical, financial, legal, or operational condition affecting the property.

The information contained herein is subject to change, correction, errors, omissions, prior sale or lease, withdrawal from the market, or other modification without notice. Nothing contained in this Offering Memorandum shall be construed as a representation, warranty, promise, or agreement by the Broker or Owner, nor shall it constitute an offer to sell or a solicitation of an offer to purchase the property.

This Offering Memorandum is confidential and is provided solely for the use of prospective purchasers and their professional advisors in evaluating the property. It may not be reproduced, distributed, or used for any other purpose without the prior written consent of the Broker and/or Owner.

Any representations or warranties concerning the property shall be limited exclusively to those expressly contained in a fully executed purchase and sale agreement. Prospective purchasers shall rely solely upon their own investigation and the terms of any final executed agreement when making a decision to purchase the property.