



COMMERCIALLY ZONED ESTATE



OFFERING MEMORANDUM

THE CLAIBORNE MANSION

2111 DAUPHINE STREET . NEW ORLEANS . LA . 70116

THE CLAIBORNE MANSION

2111 DAUPHINE STREET
NEW ORLEANS, LA 70116

LISTING AGENT:



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THE CLAIBORNE MANSION

2111 DAUPHINE STREET, NEW ORLEANS, LA, 70116

Discover the Claiborne Mansion - an extraordinary compound in the heart of New Orleans. This meticulously maintained 7,400 sq. ft. Greek Revival sanctuary, built in the early 1800s, displays meticulously maintained historic grandeur at the foot of the iconic Frenchmen Street. With grand parlors, 10 bedrooms, 8.5 bathrooms, the mansion features intricate period details like wrought-iron balconies, functional pocket doors and windows, cornices, soaring ceilings, and wide plank wood floors - among many other architecturally significant details that have been preserved over its 170 year lifespan.

Set on a third of an acre of lush, manicured grounds, the estate provides a serene outdoor retreat with a 40' salt water pool, elegant gardens, and private courtyards, perfect for entertaining. Located steps from the vibrant French Quarter, the Claiborne Mansion is an iconic gem, ideal as a luxurious private residence or a wide variety of commercial uses. For those seeking a blend of historic significance in an A++ location, the opportunity to acquire an asset of this grandeur comes along once in a generation.

OFFERING MEMORANDUM | 2111 DAUPHINE STREET

PRICE	\$3,500,000
SITE SIZE	14,584 SF
GLA/GBA	7,400 SF/8,200 SF
BEDS/BATHS	10 Beds / 8.5 Baths
ZONING	HMC-1

PROPERTY OUTLINE



DAUPHINE ST.



FRENCHMEN ST.



ZONING & PERMITTED USES

ZONING (HMC-1):

The Historic Core Neighborhoods are the neighborhoods that developed during the City's colonial period, including adjacent areas that continued those development patterns. Consisting of the Vieux Carré, Faubourg Marigny, Tremé, Bywater, and portions of surrounding neighborhoods, the Historic Core Neighborhoods reflect a scale resulting from historically pedestrian movement.

The HMC-1 Historic Marigny/Tremé/Bywater Commercial District is intended to provide for restricted retail stores and service establishments that will attract tourists and local residents without adversely affecting either the character of the historic Marigny/Tremé/Bywater area or nearby residences. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

To view the full Comprehensive Zoning Ordinance, and all Permitted and Conditional uses, go to <https://czo.nola.gov/article-10/>

The Claiborne Mansion has historically been operated as a bed and breakfast for 30+ years with the license lapsing in 2020. Continued use in this capacity is a conditional use that requires city approval.

PERMITTED USES:

- RESTAURANT
- OFFICE
- SINGLE FAMILY HOME
- MULTI-FAMILY HOUSING
- RESIDENTIAL CARE FACILITY
- GROUP HOME
- MEDICAL/DENTAL CLINIC
- RETAIL ESTABLISHMENT
- ART STUDIO / GALLERY
- EDUCATIONAL FACILITY
- SOCIAL CLUB
- FINANCIAL INSTITUTION



HISTORY: THE CLAIBORNE MANSION

Step into the grandeur of history with The Claiborne Mansion, a stunning estate that captures the essence of Southern sophistication. Originally built in the 19th century by the distinguished William Charles Cole Claiborne II - the son of the 1st Governor of Louisiana. This iconic residence stands as more than just a home—it is a living monument to the architectural beauty of the American South. Nestled among lush landscapes, the mansion's stately columns, expansive courtyard and porches, and intricate details reflect the lavish lifestyle of a bygone era, making it a true gem for those who appreciate history and elegance.

The Claiborne family, renowned for their influence in politics, agriculture, and society, played a pivotal role in shaping the region's history. Their prominence began in the 17th century through the influence of the family patriarch - William Claiborne. Originally born in Sussex County Virginia, Claiborne attended the College of William and Mary and quickly rose to prominence as an attorney and statesman serving on the Tennessee Supreme Court, the U.S. House of Representatives, and ultimately landing further south after being appointed governor and superintendent of the Mississippi Territory. Claiborne moved to New Orleans and oversaw the transfer of Louisiana to U.S. control after the Louisiana Purchase in 1803 until 1812. In 1812, he was elected the first governor after Louisiana officially became a State. He spent his final days of life serving as a U.S. Senator for the State of Louisiana until his death in 1817.

The cultural significance of the property has not ceased under its more recent stewardship. Under the same family ownership for the last 30 years, the late matriarch meticulously cared for the building's structural components, mechanical systems, and most importantly, its architecturally significant details that adorn the entirety of the structure. From 1996 all the way to 2020, The Claiborne Mansion operated as an iconic bed and breakfast - routinely hosting A-list celebrities, world renowned authors, and other guests of global significance.

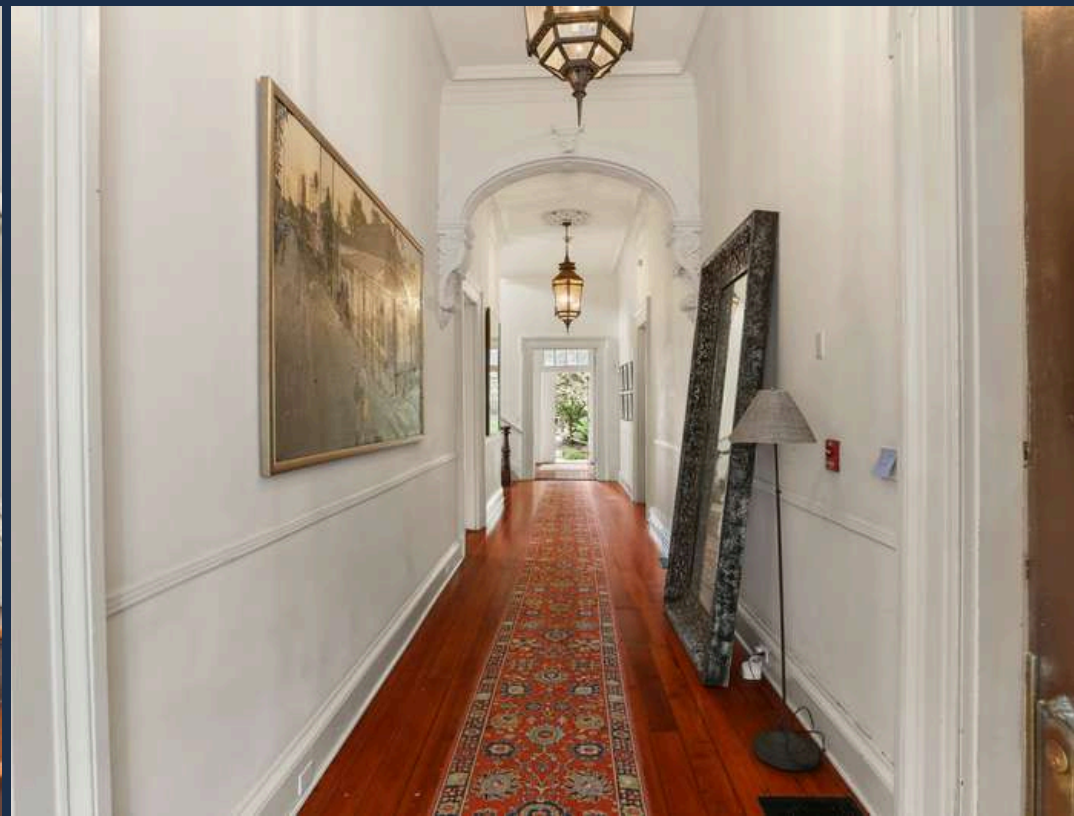
Architecturally, The Claiborne Mansion is a masterpiece of its time. Its grand staircases and intricate woodwork transport visitors back to the opulence of the 1800s. The mansion has undergone careful restorations to retain its authenticity while preserving its original charm, ensuring that the estate remains a faithful representation of the era's elegance. Beyond its architectural beauty, the mansion served as a cultural and social hub for generations of the Claiborne family and the surrounding community, weaving together the stories of influential Southern families and political figures who lived there.

The Claiborne Mansion stands as a testament to Southern tradition, offering a glimpse into a time when elegance and history came together to create something truly remarkable.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



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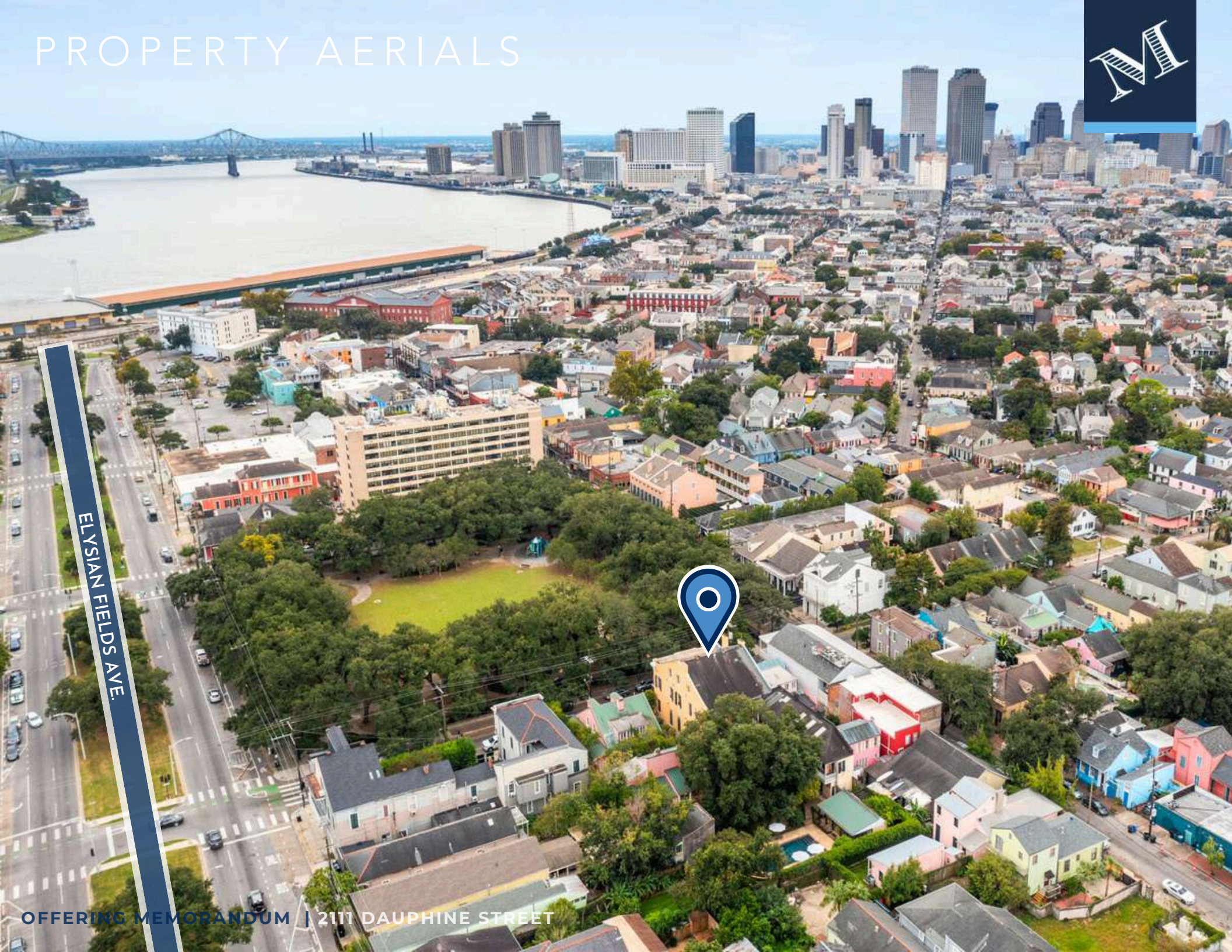
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIALS



ELYSIAN FIELDS AVE.

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PROPERTY AERIALS



FRENCHMEN STREET



DAUPHINE STREET

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FLOOR PLANS: MAIN BUILDING



SECOND FLOOR



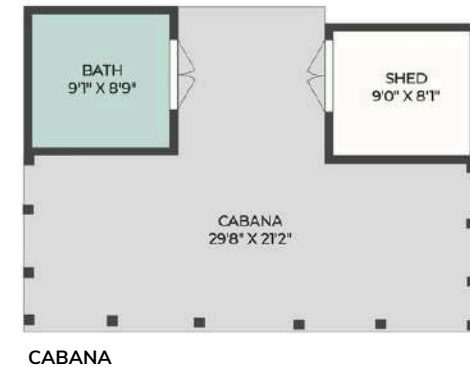
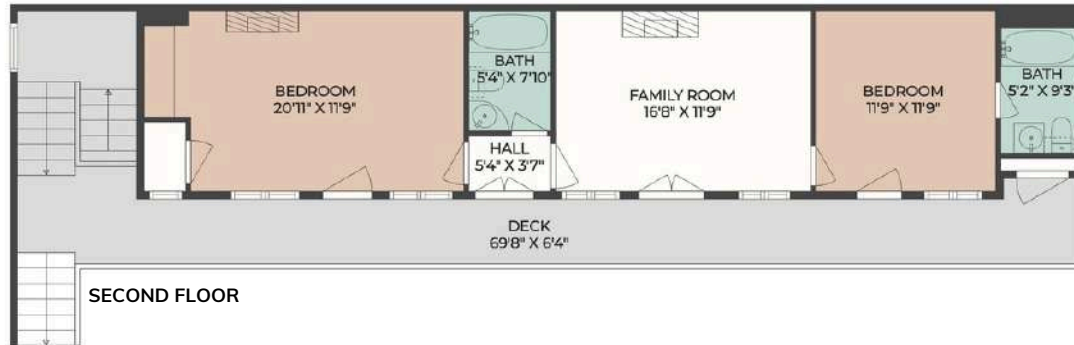
ATTIC



FIRST FLOOR



FLOOR PLANS: SERVICE WING





ST. ROCH MARKET



FRANKLIN AVE.

N. CLAIBORNE AVE.

G-A-L-A-X-I-E



PORT OF CALL



ST CLAUDE AVE.



INTERSTATE 10

ARMSTRONG PARK

N. RAMPART ST.

ESPLANADE AVE.



FRENCH QUARTER

JACKSON SQUARE



FRENCH MARKET DISTRICT



Café Du Monde



CANAL ST.

FERRY BOAT CROSSING





HISTORY: FRENCHMEN ST. AND THE SURROUNDING MARIGNY DISTRICT

Frenchmen Street, located just steps from the famous French Quarter, is one of New Orleans' most iconic streets, celebrated for its deep-rooted connection to the city's rich musical and cultural heritage. It runs through the Faubourg Marigny neighborhood, a historic area developed in the early 19th century by the eccentric Creole nobleman, Bernard de Marigny. Faubourg Marigny became one of New Orleans' first suburbs and grew into a thriving residential and commercial district, known for its mix of Creole cottages, shotgun houses, and elegant townhomes.

For much of the 19th and early 20th centuries, The Marigny was a quieter, working-class neighborhood, largely home to Creole families and immigrants. As New Orleans expanded, the area remained a vibrant yet relatively off-the-beaten-path section of the city. However, it was the street's transformation into a hub for live music that elevated it to the cultural status it holds today. By the late 20th century, Frenchmen Street became synonymous with New Orleans' authentic music scene, offering an alternative to the more tourist-heavy Bourbon Street. Jazz, blues, and funk clubs started popping up in the 1980s and '90s, attracting locals, musicians, and in-the-know visitors who sought out genuine New Orleans music experiences.

In the present day, Frenchmen Street is known for its intimate live music venues such as The Spotted Cat, d.b.a., and Snug Harbor Jazz Bistro. The street is lined with restaurants, bars, art markets, and galleries, making it a popular destination for both residents and tourists alike. The surrounding Marigny is one of New Orleans' most vibrant and culturally rich neighborhoods, blending historic charm with contemporary energy. The area immediately abutting the Claiborne Mansion reflects this mix, embodying the spirit of New Orleans with its architectural beauty and lively atmosphere, creating a perfect backdrop for the street's musical and artistic culture.



NEW ORLEANS, LA



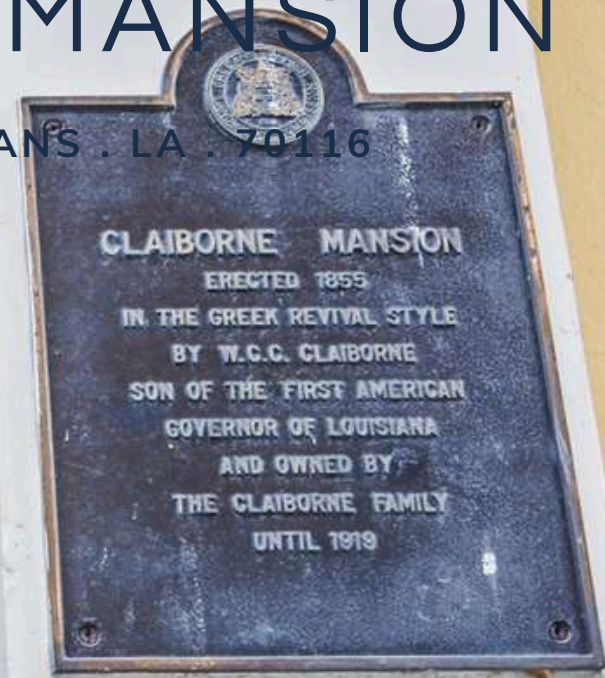
New Orleans is a city celebrated not just for its unique architecture but also for its rich cultural tapestry, vibrant music scene, and deep historical roots. Known as the birthplace of jazz, the city pulsates with live music, particularly in districts like Frenchmen Street and the French Quarter, where visitors and locals alike enjoy performances in intimate clubs and on bustling streets. Major annual events like Mardi Gras and the New Orleans Jazz & Heritage Festival highlight the city's festive spirit and draw visitors from around the world.

Economically, New Orleans has experienced a resurgence, with tourism, technology, a robust port economy and creative industries playing vital roles in its recovery post-Hurricane Katrina. The city's real estate market is equally diverse, from luxury homes in the Garden District to more affordable housing in up-and-coming neighborhoods like Bywater and Mid-City. With strict preservation laws protecting its historic districts, New Orleans has maintained its architectural integrity while fostering a dynamic environment for new development, making it an attractive market for both homeowners and investors. The combination of cultural richness, historic preservation, and economic revival makes New Orleans a vibrant and resilient city, full of opportunities.



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DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
 and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Buyer or Lessee	Seller or Lessor
_____	_____
Date	Date
_____	_____
Licensee	Licensee
_____	_____
Date	Date

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	_____	Seller/Lessor:	_____
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

