



OPPORTUNITY ZONE PROSPECTUS



2022



DOWNTOWN INCENTIVES

Façade Grant

The purpose of the Façade Grant Program is to encourage the revitalization of building facades and to improve the aesthetics of the city's Central Business District with grant assistance through the Kingsport Economic Development Board (KEDB), for the City of Kingsport, Tennessee.

Redevelopment Grant

The purpose of the Redevelopment Grant Program is to encourage the revitalization of building sites with special emphasis on improvement of the aesthetics in the city's Central Business District with grant assistance through the Kingsport Economic Development Board (KEDB), for the City of Kingsport, Tennessee.

Redevelopment Loan

The Downtown Kingsport Redevelopment Loan program provides a financial opportunity for small business owners, property owners or investors to purchase or renovate a downtown property; or to purchase fixed equipment for the direct purpose of business creation, expansion or retention.

HIGHLIGHTS

FARMERS MARKET

The City of Kingsport Farmers Market provides a vibrant, diverse market of local and regional produce for the recreational and nutritional benefit of the citizens and visitors of Kingsport.

TOWN PARK LOFTS

Town Park Lofts proximity to Kingsport's restaurants, nightlife, outdoor dining, and shopping, as well as the area's major industry leaders and greenway connection offers convenient, walkable access to downtown Kingsport.

EASTMAN

In one of the US's most ambitious chemical recycling initiatives, Eastman Chemical says it plans to build a \$250 million polyethylene terephthalate (PET) depolymerization plant at its Kingsport, Tennessee, complex by the end of 2022.

DOMTAR

After a land swap deal with the City of Kingsport, Domtar is repurposing its plant. This project will total approximately \$350,000,000 and will soon be making recycled linerboard and medium instead of uncoated free sheet.



DOWNTOWN INVESTMENT

BRICKYARD PARK

The Brickyard Park/Cement Hill project includes a four-field baseball complex, a Miracle League field and all-inclusive playground, the new Scott Adams Memorial Skatepark and a bicycle pump track (construction to start fall 2022).

On the northern side of the property, Edens Investments of Raleigh, N.C. plans to bring 380 single family homes, duplexes, townhouses and apartments to a 30-acre site, calling the development Brickyard Village.

Kingsport obtained the 40-acre Cement Hill property from Domtar last year in exchange for Cloud Park. City leaders envision Cement Hill becoming a passive park for residents and visitors to enjoy while spending time downtown.

Excellence in Economic Development

The City of Kingsport has received the Donald E. Hunter Excellence in Economic Development Award for the Brickyard Park/Cement Hill project



Donald C. Hunter
**EXCELLENCE IN
ECONOMIC
DEVELOPMENT**
2021

**Brickyard Park
Kingsport, TN**

LARGEST EMPLOYERS

Top 10 Employers by Jobs in Sullivan County

BalladHealth™

EASTMAN

FOOD CITY


EAST TENNESSEE STATE
UNIVERSITY

 James H. Quillen
VA Medical Center

citigroup 

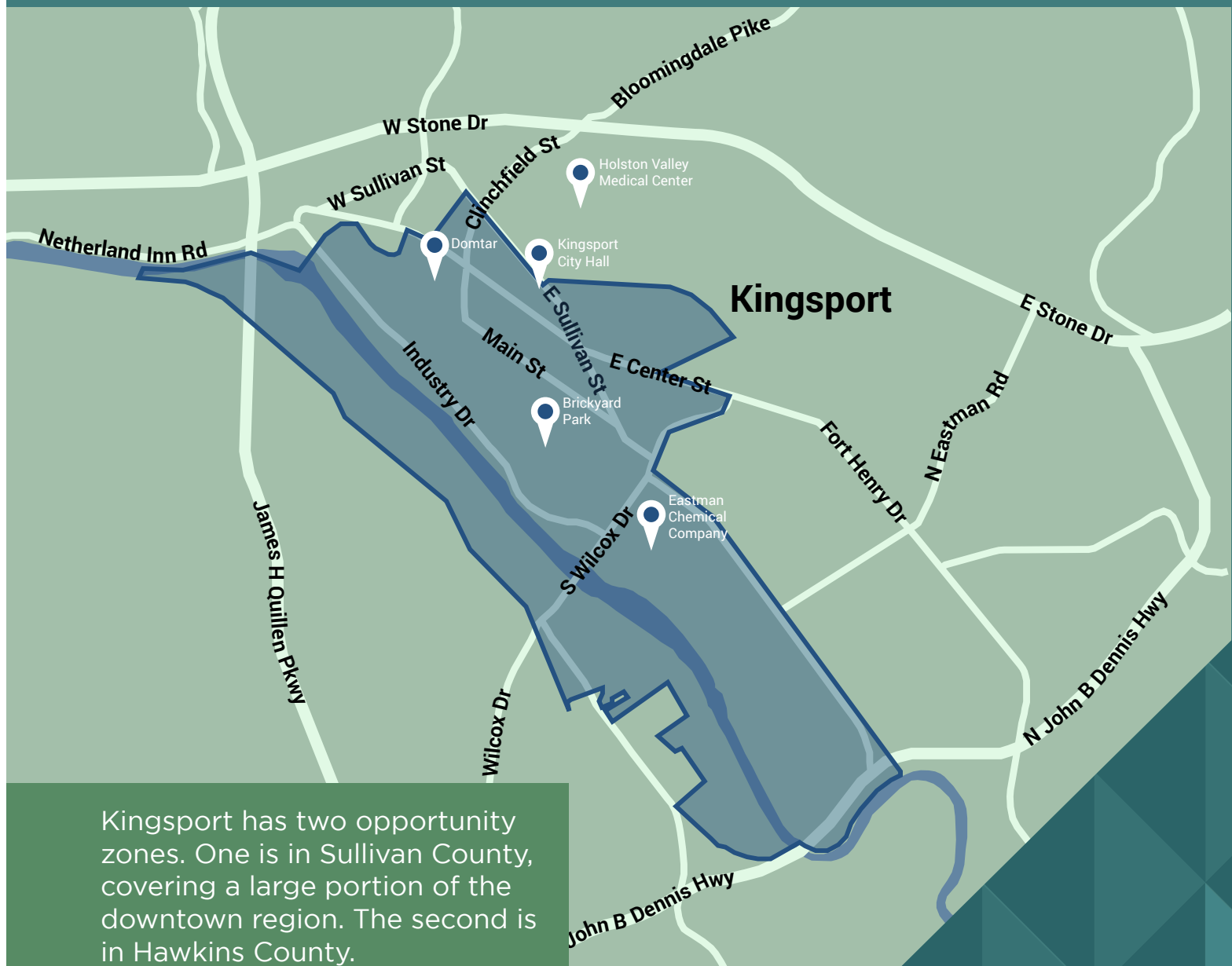
 **Kingsport**
City Schools™

 SULLIVAN COUNTY
SCHOOLS

AQT Advanced Call
Center Technologies

 **WASHINGTON**
COUNTY SCHOOLS
INSPIRE ★ STRIVE ★ THRIVE

LOCATIONS OF OPPORTUNITY ZONES



KINGSPORT ECONOMIC DEVELOPMENT BOARD

The purpose for which KEDB is organized is to finance, acquire, own, lease and/or dispose of properties to the end that this corporation may be able to maintain and increase employment opportunities and increase the quantity of housing available in the City of Kingsport, Tennessee, by promoting industry, trade, commerce, tourism and recreation and housing construction by inducing manufacturing, industrial, governmental, educational, financial, service, commercial and recreational enterprises to locate in or remain in the City of Kingsport.

KEDB & CITY PROJECTS

Brickyard Park- a 43 acre premier sports facility and community park, located on property formerly owned by General Shale, Inc.

Citizen Supply Redevelopment- Building is being redeveloped to include office space and potential commercial/ restaurant space. In addition, the adjoining lot will be developed into 34 townhomes.

Improvement Building- One of the most historically significant buildings in our downtown is accepting proposals. KEDB will be deciding on who is awarded the building based on the highest and best use for our downtown.

Kingsport Press Redevelopment Site- In 2008, the City took possession of approximately 54 separate buildings totaling 950,000 sf spanning 20 acres over two city blocks for \$1. For \$64 Million in private investment the site now houses ETSU at Downtown Kingsport, The Kingsport Chamber offices, the Kingsport City Schools Administration office and DB EXCEL, many medical offices, the Farmers Market, Carousel and local Grocer.





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