

Economic Development

March 20, 2023

John Rose

the City of Kingsport



- ☐ Retail
- ☐ Commercial
- ☐ Residential
- ☐ Redevelopment
- ☐ Workforce Development
- ☐ Quality of Life
- ☐ Action items

Retail

- **Shopping Centers**
 - **Pavilion**
 - **East Stone Commons**
 - **Greenacres**
 - **Fort Henry Mall**

*** LOI – Letter of Intent**

☐ Owners

- Dry Creek Partners
 - Nate Cann
 - Scott Wartman

☐ New Stores

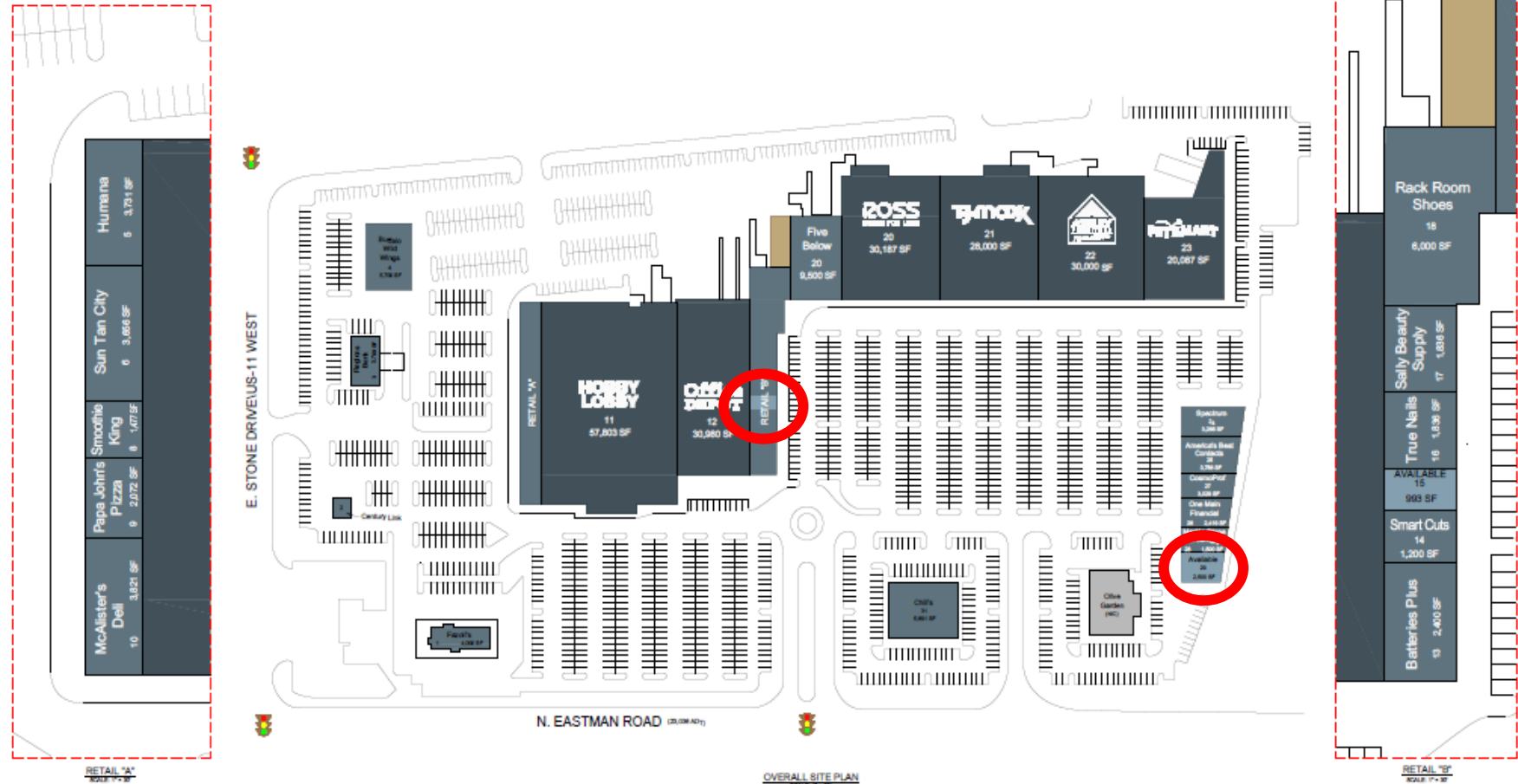
- Maurice's
- Bath & Body Works
- Milan



☐ Broker

- Kite Realty
- Ryan Joyce

☐ Status of Tenants



❑ Owners

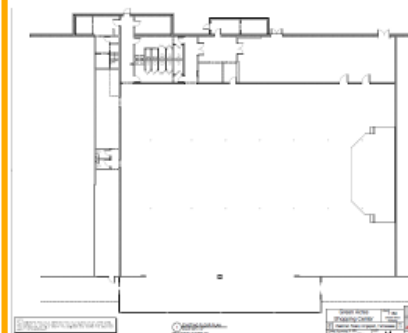
- Peck Properties
 - Josh Peck
- Broker - Interstate Properties
 - Tommy Perrigan

❑ LOI for Largest Space

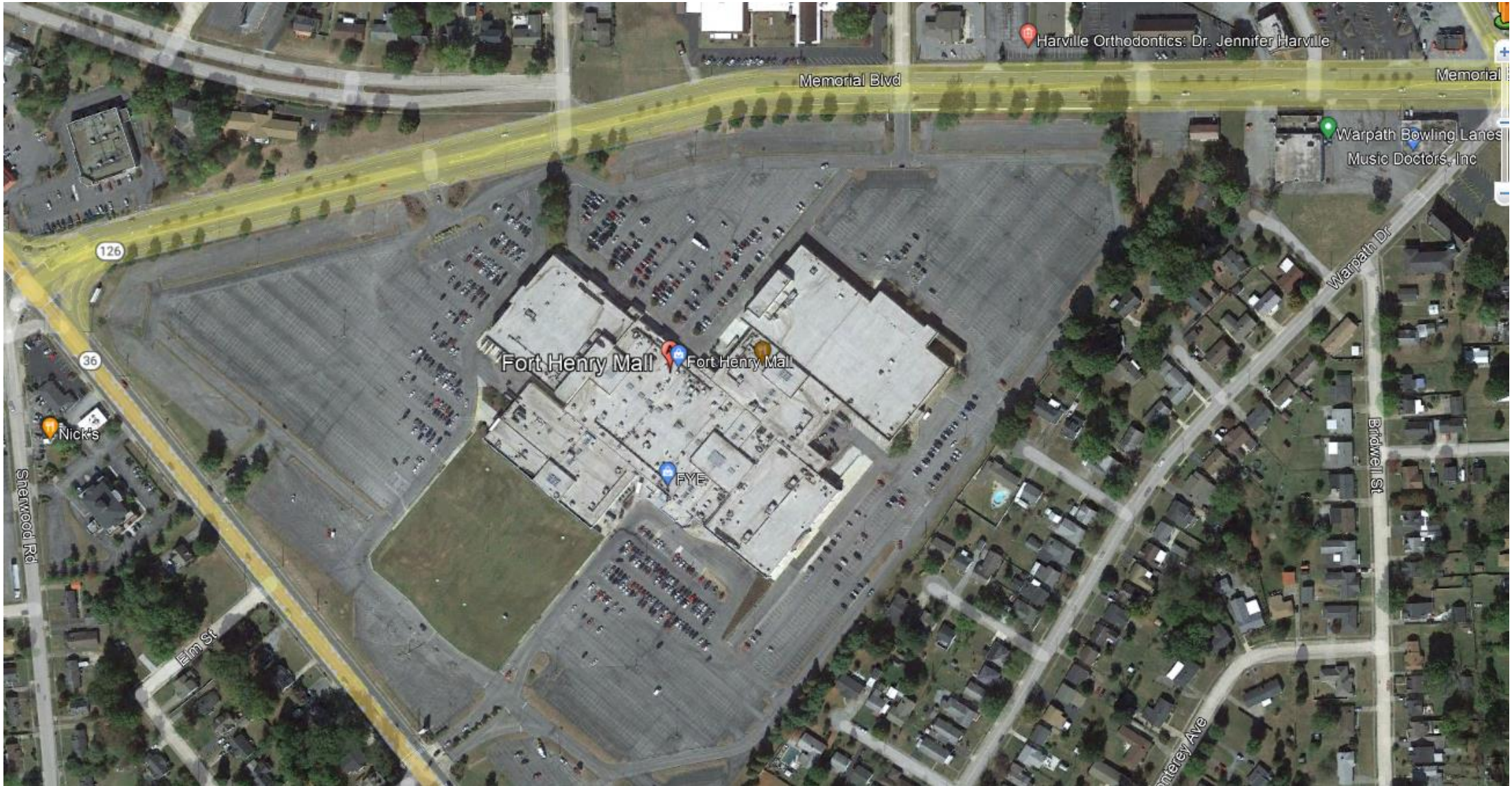
GREEN ACRES SHOPPING CENTER Kingsport, TN



22,741 Square Feet
Currently Available



Fort Henry Mall



Fort Henry Mall – What it is

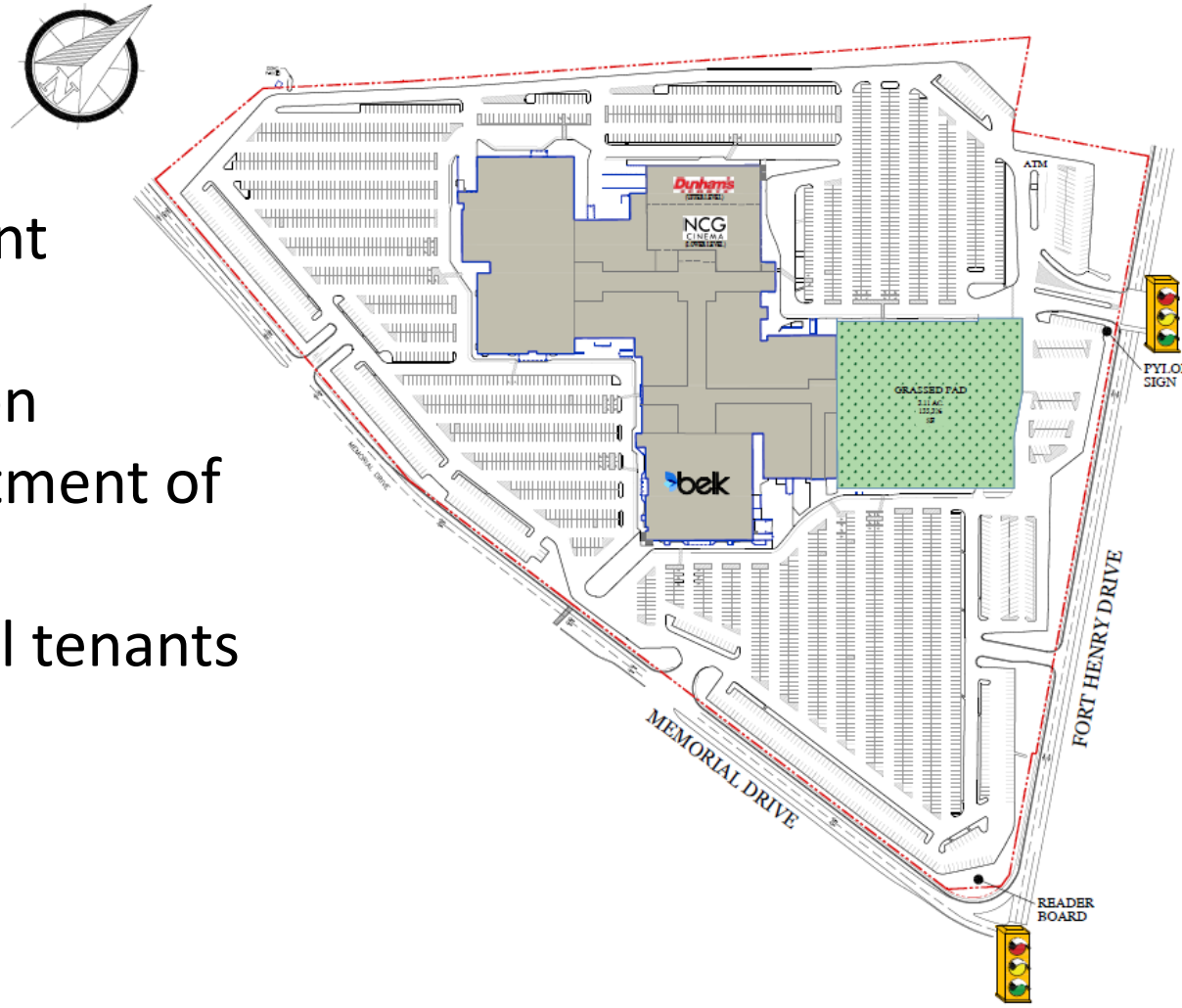


❑ Owners

- Hull Properties
 - John Mulherin
 - VP of Development
- Proactive
 - Invested \$5 Million
 - Exceeded commitment of \$4.6 million
- Outreach to potential tenants
- Responsive
- Responsible

❑ Current Projects

- ❑ 5 Active



FOR LEASING INFORMATION
CALL: 706.434.1700

FORT HENRY MALL

Kingsport, Tennessee

Fort Henry Mall – The Future



FOR LEASING INFORMATION
CALL: 706.434.1700

FORT HENRY MALL

Kingsport, Tennessee



New Concepts

- Retail
- Restaurants
- Quality of life
- Entertainment

❑ 30 Centers

- Locations with 2 or more units.
- 244 Units
- Occupancy – 91%

Mixed Use Centers



☐ **Provided Developer – Brokers – Investors – Property Owners**

- Buxton Pursuit Packages 2022 – Last 12 Months
 - 252 Reports
 - 14 Concepts
 - Demographics, Retail Leakage, Mobilytics
 - Grocery, Brewery, Theaters, Clothing, Sporting Goods
 - Restaurants, Sporting Goods, Furniture, Creamery

☐ **Realtors Roundtable**

- 2021 – 6 attended
- 2022 – 40 attended – Reached 500+
- 2023 – April 20, 2023

☐ **Downtown Property List – Support Examples**

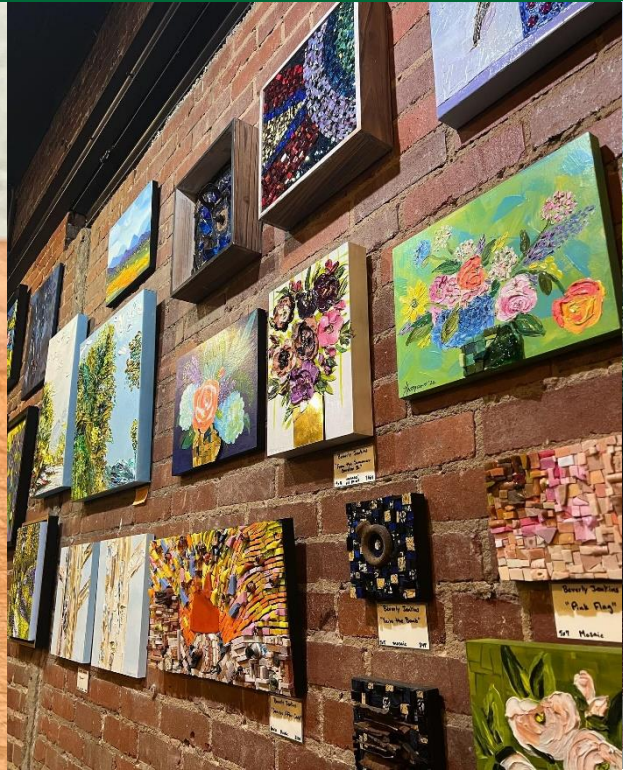
[Home](#)[Contact](#)[Book Online](#)A graphic of six billiard cue sticks crossed at their tips to form a star-like shape.

SHOOTERS

A graphic of six billiard cue sticks crossed at their tips to form a star-like shape.

BILLIARDS





THE CRUMBUM
BAKERY • GALLERY • CAFE KINGSFORT, TENNESSEE

❑ **Business Park Roundtable**

- **April 11, 2023**
- **Business Park Information**
 - Minimal vacant spaces
 - Need to develop new parks
 - Will solicit feedback from attendees
- **Invited Guest**
 - Property / Building Owners
 - Business Operators
 - NETWORKS
 - State of TN – ECD
 - Kingsport Chamber

❑ Shopping Center & Mixed Use Center Data Base

- Faster Response Times
- Relationships with Owners
- Communication with Brokers

Retail Center Data Base



Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Family Dental Center	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Sun Crest Home Health	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Sun Crest Hospice	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Amedisys	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Vacant	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Thai Cuisine	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880

Retail Center Data Base



OneDrive

Rose, John

My files

Recent

Shared

Recycle bin

Quick access

As you open files from shared libraries, they'll appear in this Quick access list.

More places...

Create shared library

Search

+ New

Upload

Share

Copy link

Sync

Download

Automate

My files > Documents > COMMERCIAL > Shopping Center Data > Shopping Center Data > Goose

Name	Modified	Modified By	File size
Image.jpg	December 6, 2022	Rose, John	1.81 MB
Image 1.jpg	December 6, 2022	Rose, John	1.83 MB
Image 2.jpg	December 6, 2022	Rose, John	2.53 MB



Private

Retail Center Data Base



Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Goose Creek	BROOKS FAMILY LIMITED PARTNERSHIP # 1	7741 S NORTHSORE DR #103	KNOXVILLE, TN 37919	116 Jack White Drive	
Family Dental Center	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Sun Crest Home Health	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Sun Crest Hospice	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Amedisys	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Vacant	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880
Thai Cuisine	Goose Creek - Data	Goose Creek - Property Card	HOLROB	Kreg Ramey	423-967-4880



[Return to Results](#)

[GIS Map](#)

[PDF](#)

Parcel Details

SULLIVAN COUNTY, TN | TAX YEAR 2023

Property Owner and Mailing Address

January 1 Owner
BROOKS FAMILY LIMITED
PARTNERSHIP # 1
7741 S NORTHSHORE DR #103
KNOXVILLE TN 37919

Value Information

Land Market Value:	\$243,800
Improvement Value:	\$1,581,600
Total Market Appraisal:	\$1,825,400
Assessment Percentage:	40%
Assessment:	\$730,160

County Information

County Number: 082 **Reappraisal Year:** 2021

Property Location

Address: JACK WHITE DR 116

Control Map:	Group:	Parcel:	Property Identifier:	Special Interest:
046L	A	019.45		000

Subdivision Data

Subdivision: SUB OF J C WHITE HEIRS

Plat Book: 21	Plat Page: 5	Block:	Lot: TR L
----------------------	---------------------	---------------	------------------

Additional Information

☐ **Airport Parkway**

☐ **Business Parks**

❑ Airport Parkway

- Land under contract
 - Area A
 - *Bluewater Industries*
 - Area B
 - *NETWORKS*
 - Area C
 - *Landstar*
 - Lot 2R
 - *JTB Construction, LLC*



❑ Existing Parks

- Brookside Business Park
- Regional Park
- Gateway Commerce Park
- Northeast Regional Business Park



☐ **Downtown**

☐ **Brickyard**

☐ **City Wide**

☐ Centennial Row Townhomes

- 34 Units
- Start Date
 - Balancing Main Street Construction Schedule
 - Expected to Start July 2023

❑ Brickyard

- 386 Original Units
- 442 Proposed increase
- Proposed Schedule
 - *Development Agreement Finalizes – March 31th*
 - *Close on Phase 1 Land – May 26th*
 - *Ground Breaking – 2nd week of June*
- Working on adding additional for sale lots

☐ Subdivisions

- **Active Developments - 22**
- **Units in process**
 - **2021 – 625**
 - **2022 – 2,500**
 - **2023 – 2,100**
- **Conceptual Stage - 674**

☐ **Current Projects**

☐ **New Projects**

☐ Current Projects

- **Pappy's**
 - **Getting New Roof and Remodeled**
- **Kingsport Grocery**
 - **Full Remodel**
 - **Lofts & Retail/Commercial**
- **Citizen Supply**
 - **A picture is worth a thousand words**

Citizen Supply Restoration – by Egan Construction



Projects

- **New Street Redevelopment**
- **Dobyns-Taylor Warehouse**

❑ Downtown Hotel

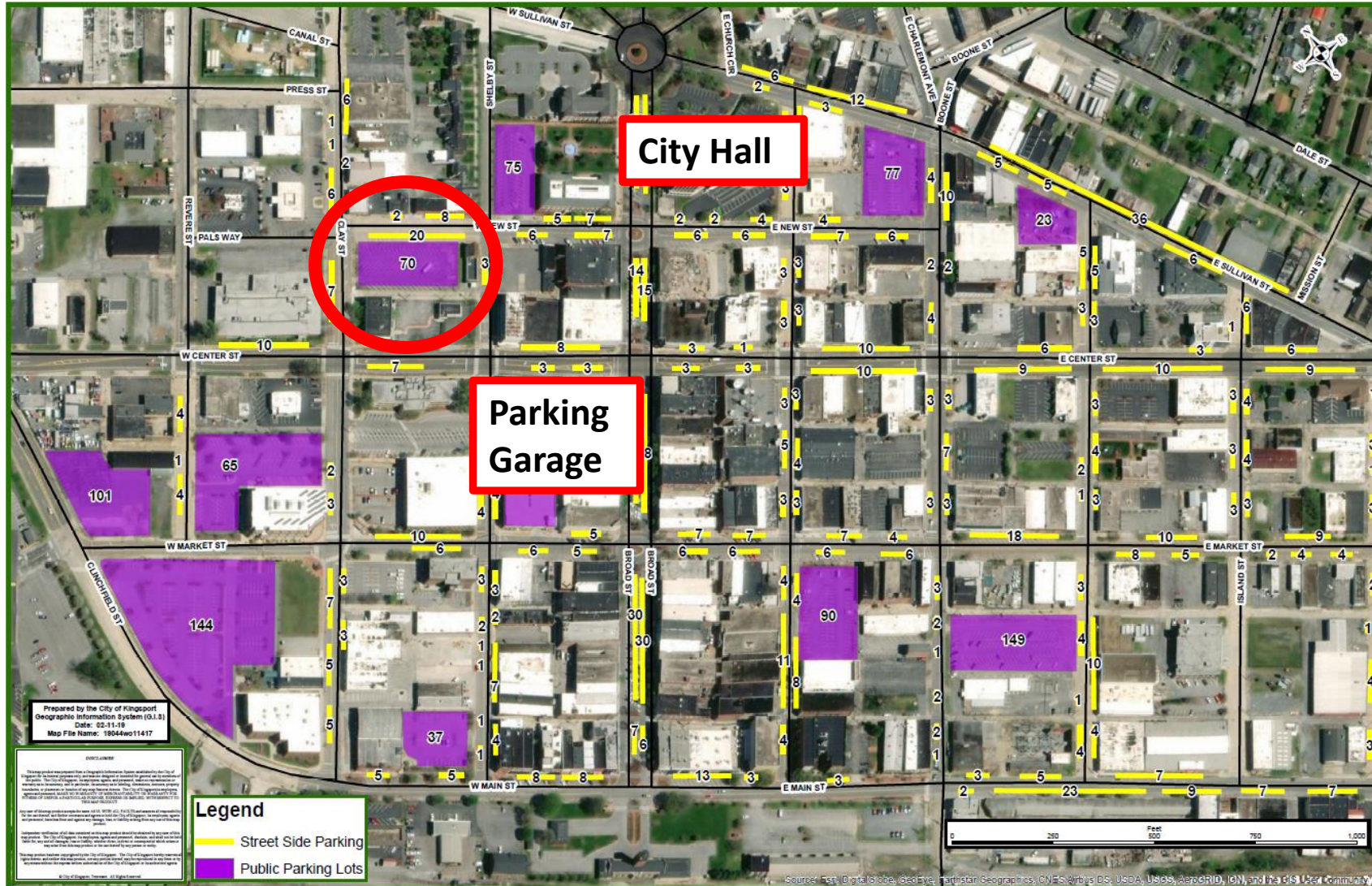
- Need
 - Marketability Study – January 2018
 - Fred H. Beck & Associates
 - Downtown Kingsport would support a hotel
-
- Options
 - Retrofit existing structure
 - Raze existing structure and build new
 - Vacant land



❑ New Street Parking Lot



❑ New Street Redevelopment



❑ New Street Lot Redevelopment Process

- Transfer to KEDB for Future Development
- KEDB Markets Property
- Incentives
 - *Redevelopment District*
 - *Opportunity Zone*

☐ **Dobyns-Taylor Warehouse**

- **History**
- **Opportunity**
- **Process**



**Cain
Rash
West**

Architects



SPODEN & WILSON
CONSULTING ENGINEERS

KINGSPORT ECONOMIC DEVELOPMENT BOARD FEASIBILITY STUDY FOR DOBYNS-TAYLOR WAREHOUSE BUILDINGS

April 5, 2022

☐ **1917 to early 1930's**

- Kingsport Hosiery Mill

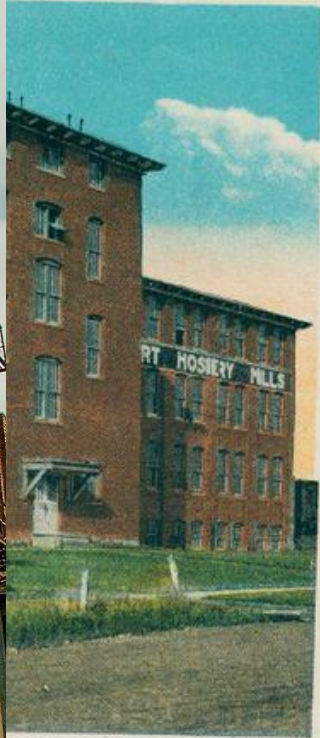
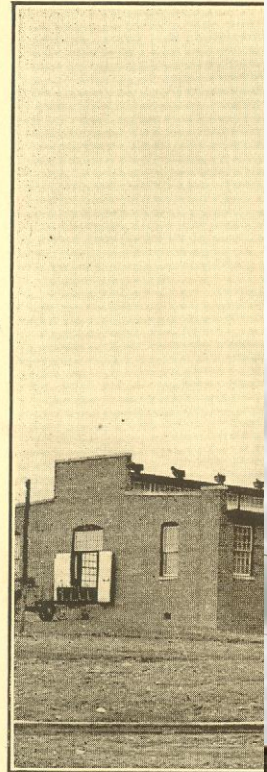
☐ **1932 to 1943**

- Changed ownership
- Miller-Smith Hosiery Mill

☐ **1943 to Present day**

- Dobyns-Taylor Hardware & Warehouse

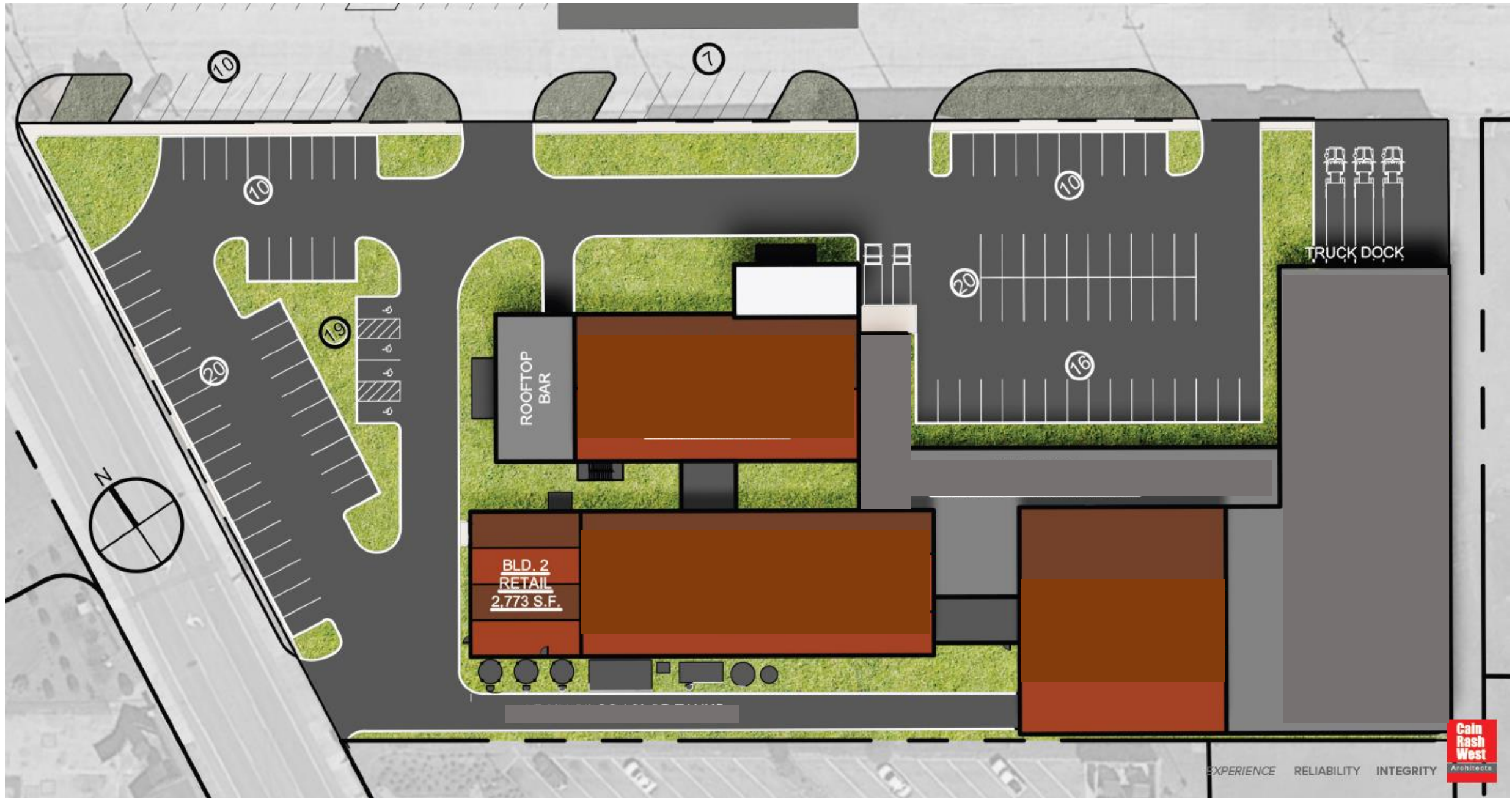
Dobyns-Taylor Warehouse



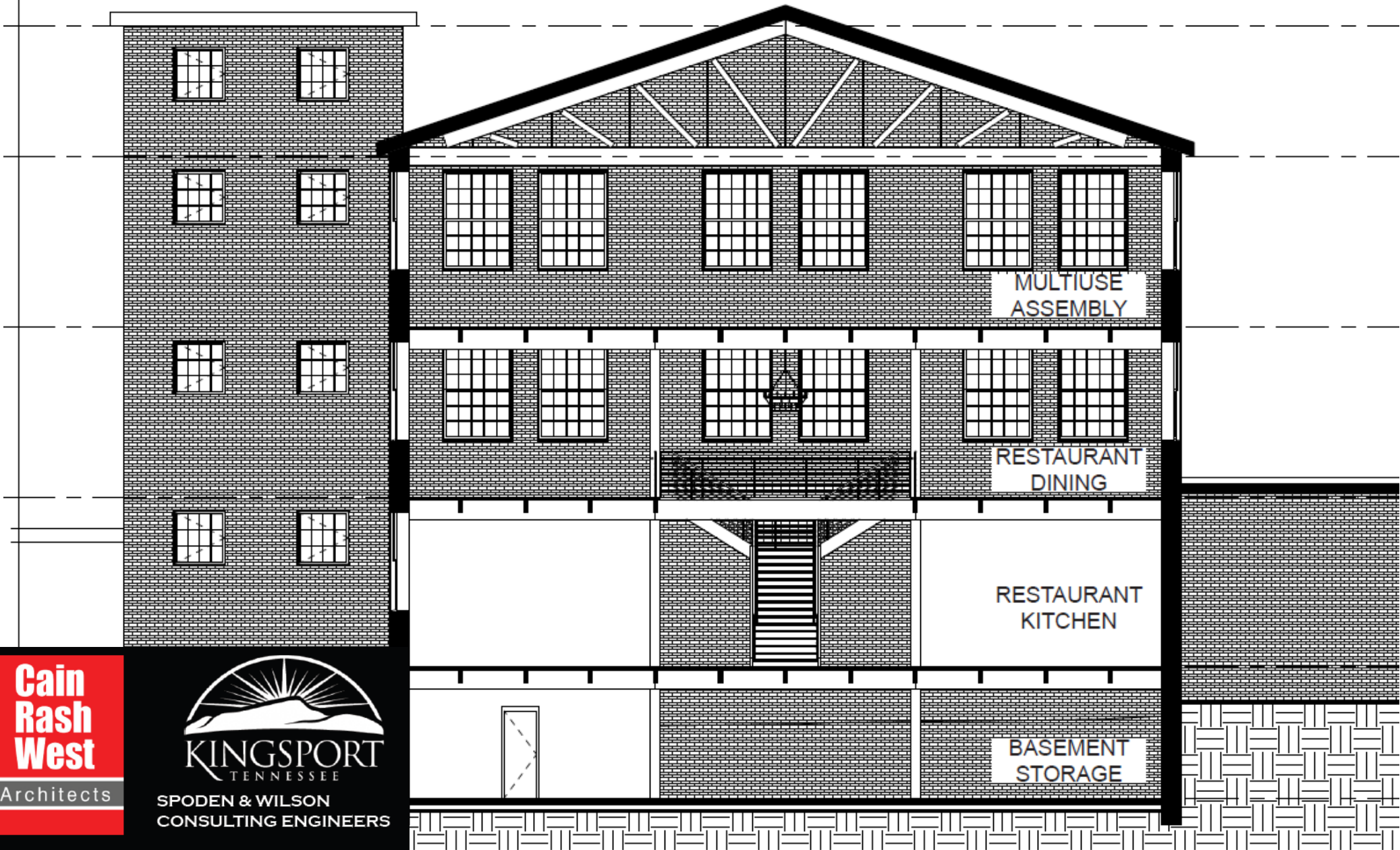
- **Opportunity**
 - **Economic Impact**
 - Sales Tax
 - Jobs
 - Surrounding Business
- **Visitors**
 - **Regional**
 - **State**
 - **National**

- **Process**
 - **Due Diligence**
 - Environmental
 - Structural
 - Rehabilitation Cost
 - **Best Use**

Dobyns-Taylor Warehouse - Conceptual



Dobyns-Taylor Warehouse



Dobyns-Taylor Warehouse



Dobyns-Taylor Warehouse



Dobyns-Taylor Warehouse



TN National Guard Hiring Initiative

- ☐ Create job opportunities in the region for TN National Guard soldiers.
- ☐ Attended annual TN National Guard Job Fair in Nashville with NETWORKS, Eastman & other partners to promote the region and employers.
- ☐ Working with employers in the region to help create TN National Guard job opportunities, whether it be hiring preference, guaranteed interviews, or hiring events.
- ☐ Working with local National Guard Recruiters and chain of command to assess local soldiers needs and the trends they are seeing.
- ☐ Working on plan to present opportunities to all local armories during their drill weekends.

**Riverbend Park should be completed
by July 31st**

Phase 1 Includes:

- a) ADA trail
- b) ADA accessible fishing pier
- c) An emergency access path



Library Renovation –Bids late Q2 / early Q3 of 2023

- a. Increases children's collection from 19,500 to 30,000
- b. Expands children's area footprint into two separate spaces
 - a. Pre-school & Elementary
 - b. Grade school
- c. Adds outdoor space and elevated reading area



Scott Adams Memorial Skate Park



Scott Adams Memorial Skate Park



Bay's Mountain – Nature Center



Nature Center Phase 1

- a. Expected to bid early Q2
- b. Creates a true entrance way to the nature center
- a. Reimagined entry way to the planetarium and modern giftshop
- b. Right sized giftshop and staff offices
- c. All new finishes



Other Projects

- Cement Hill Master Plan Update
- Lynn Garden Community Center



- | | |
|---|--|
| <input type="checkbox"/> Retail | - Recruitment of New Concepts |
| | - Execute Data Base Outreach Program |
|
<input type="checkbox"/> Commercial |
- Develop New Business Parks |
|
<input type="checkbox"/> Redevelopment |
- Dobyns-Taylor Warehouse |
| | - New Street |
|
<input type="checkbox"/> Workforce Development |
- TN National Guard Hiring Initiative |
|
<input type="checkbox"/> Quality of Life |
- Entertainment Concepts |
| | - Public Park Spaces |

2023



THIS IS
KINGSPORT

