

Notice of Property Sale

The Industrial Development Board of the City of Kingsport, Tennessee (IDB) is seeking proposals for purchase and development of approximately .61 acre of land located at 251 West New Street and being Sullivan County Tax Map 0461 Parcel 023.00. Any and all transaction fees and IDB expenses will be added to the sale price. All proposals should consider the following points:

- It is our strong desire that this property reflect the successful redevelopment of our Downtown. To that end we expect a development that is compatible in style and design with the character of downtown and the surrounding properties. The proposed use of the property shall be consistent with the goals, recommendations, and projects listed in the Downtown Master Plan. Further, we will give selection priority to projects submitted that include a concept development plan, façade renderings, demonstrated experience, financial feasibility, economic impact and increase of visitors to the City of Kingsport.
- Please review the zoning dimensional and design requirements of the B-2, Central Business District zone. These requirements are indicators of the urban type design and materials the city will accept. Proposals should include potential variances to regulations that their concept may require and proposed time frame for due diligence.
- The property will be sold pursuant to the terms and conditions of a purchase agreement that is available upon request and which should be reviewed prior to submitting a proposal. Please note that the project cannot be 100% residential housing.
- Zoning regulations and the Phase 1 and 2 Environmental Studies are available on request.
- All proposals are subject to design review and approval by the seller.
- All inquiries should be directed to:

Contact: John Rose
The Industrial Development Board of Kingsport, Tennessee
400 Clinchfield Street
Kingsport, TN 37660
(423) 229-9319
johnrose@kingsporttn.gov

- Electronic or paper Proposals should be submitted to:

The Industrial Development Board of Kingsport, Tennessee
Wilson Worley PC
Attn: Joel Conkin
2021 Meadowview Lane, 2nd Floor
Kingsport, TN 37660
jconkin@wwmgs.com

All proposals are due on September 29th by 4:00 pm. The IDB reserves the right to reject any and all proposals, to waive any irregularities or informalities in any proposal or process, and to accept or reject any items or combination of items.