



# City Overview

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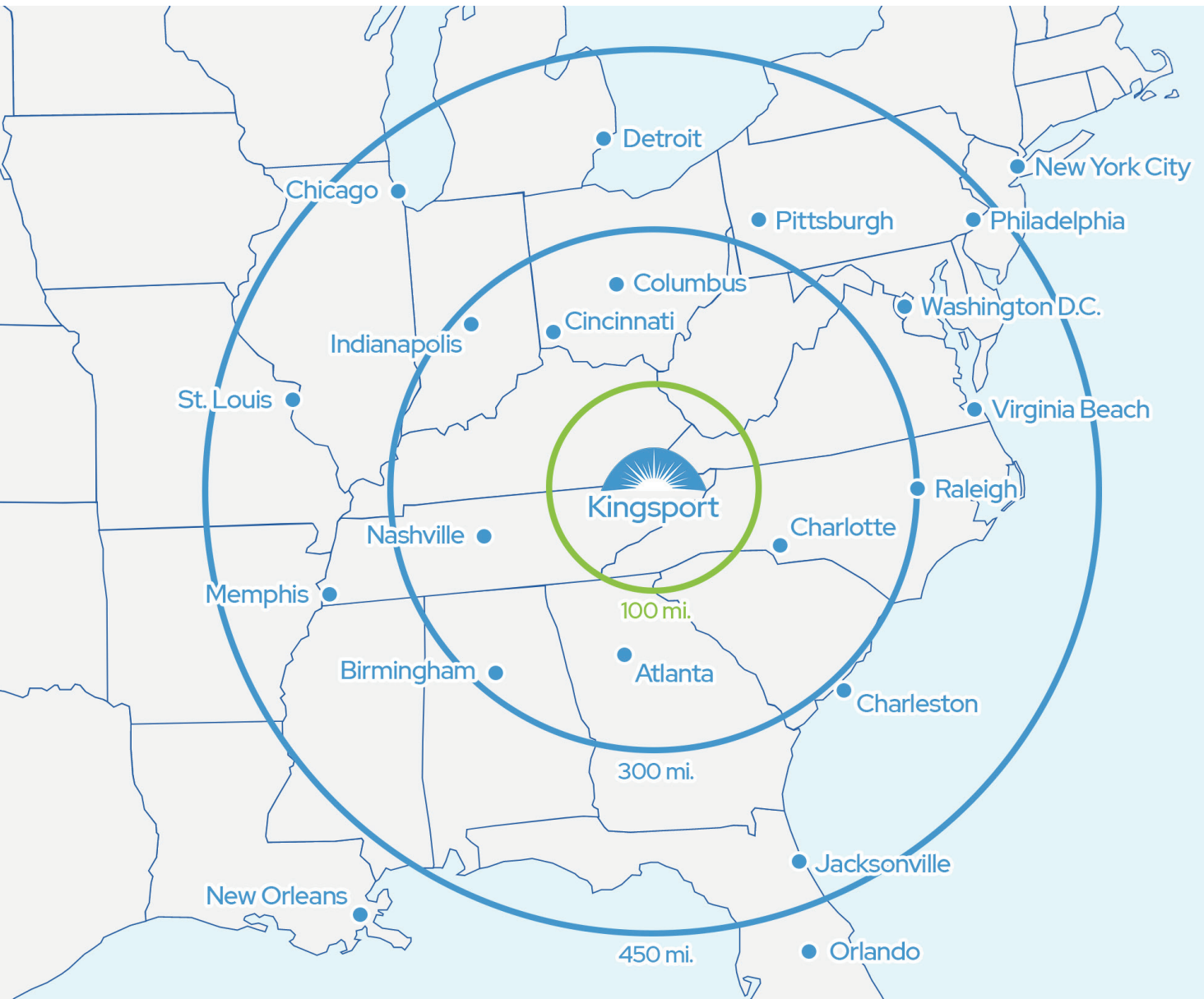
## Highlights

It doesn't take long to fall in love with Kingsport. You'll live among the mountains, grow your business, invest in a community and experience all that our city and region have to offer.



Kingsport's community sets it apart. From established neighborhoods to downtown living, quality opportunities for professional growth and people who care, anyone can find their niche.

# IDEALLY LOCATED



## CITIES WITHIN 8 HOURS OF KINGSPORT

- **Atlanta** - 4.5hrs
- **Birmingham** - 5hrs
- **Charleston** - 5hrs
- **Charlotte** - 3.5hrs
- **Cincinnati** - 5hrs
- **Columbus** - 6hrs
- **Indianapolis** - 6.5hrs
- **Memphis** - 7hrs
- **Nashville** - 4hrs
- **Pittsburgh** - 6.5hrs
- **Raleigh** - 4.5hrs
- **Savannah** - 6hrs
- **St. Louis** - 8hrs
- **Virginia Beach** - 7hrs
- **Washington D.C.** - 6hrs



Clean water  
for the next  
**100  
YEARS**

Average  
Household  
Income:  
**\$64,708**

Median  
Household  
Income:  
**\$43,025**

We do not shy away from innovation. There are countless opportunities to invest in the Kingsport area.

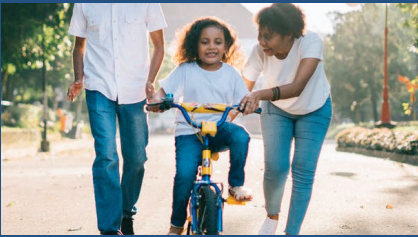
**Start a Business • Apply for New Jobs • Get a Quality Education**



Partnerships are what makes Kingsport work. Our partnerships are a testament to our sustained growth.

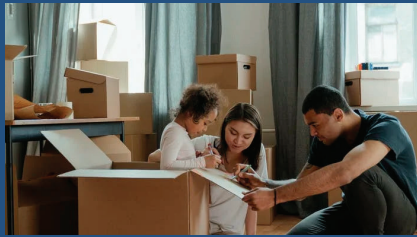
We are a region of hard workers. There are many opportunities in Kingsport for businesses to grow exponentially. We have land and an extremely capable workforce.

# GREAT PLACE TO LIVE



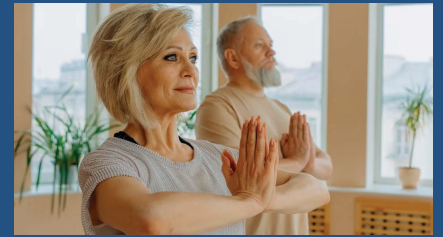
## Safe Community

Internationally recognized as a Safe Community by **Safe Communities America**. One of only 19 International Safe Communities across the nation and the **only city with the distinction in Tennessee**.



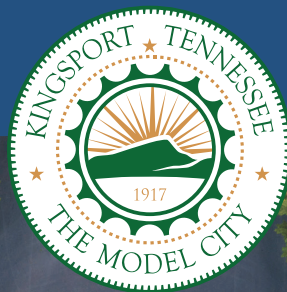
## Low Cost of Living

Kingsport continues to maintain the **lowest cost of living** in the region and has been recognized as the **2nd most affordable city in the nation**.



## Nicest Place to Live

Named one of the **“Nicest Places in America”** by Reader’s Digest. **“This is a further indication that we live in an exceptional place,”** said Jeff Fleming, Visit Kingsport’s relocation manager.



State of the Art  
Public Transit  
Center

Cost of Living  
is **12.8% Lower**  
than the National  
Average

No Income Tax  
in the State of  
Tennessee

Kingsport boasts over 100 neighborhoods. [Click the link for more details.](#)

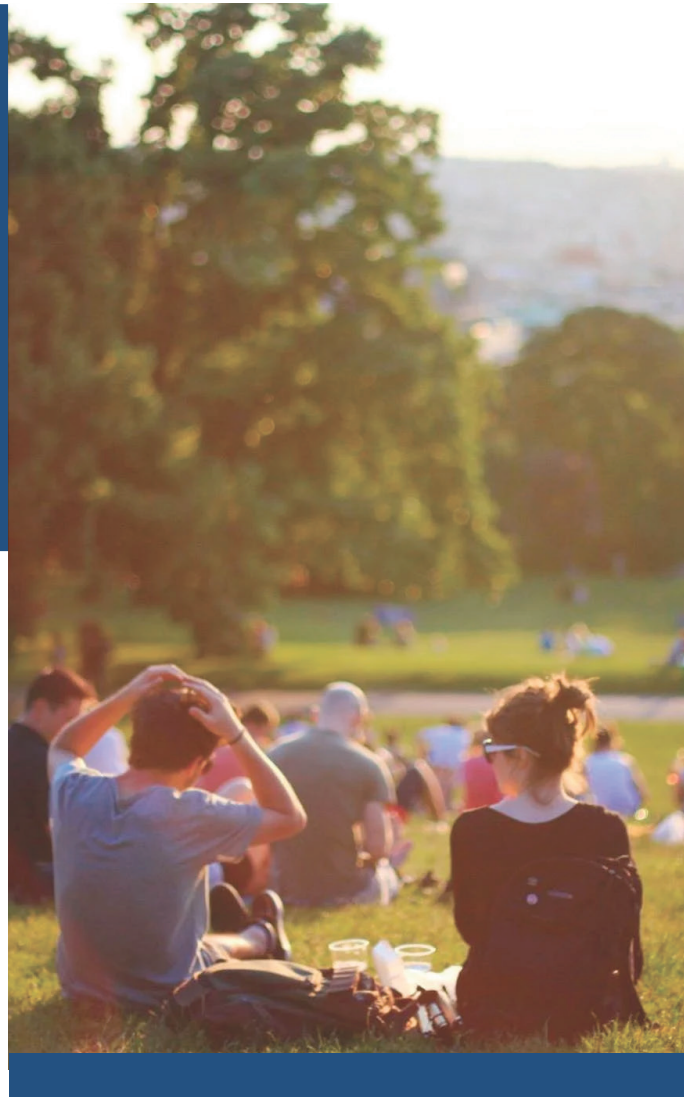
# KINGSPORT LIFE

## **KINGSPORT HAS INVESTED OVER \$92 MILLION IN INFRASTRUCTURE AND QUALITY OF LIFE PROJECTS IN THE LAST FIVE YEARS**

Kingsport, Tennessee is a charming town filled with community spirit, with countless opportunities for you and your family to grow.

## **HOLSTON VALLEY MEDICAL CENTER NAMED AS ONE OF THE TOP 50 CARDIOVASCULAR HOSPITALS**

Kingsport offers quality living for anyone at any stage of their life. With great education systems, nationally-ranked healthcare facilities, a bustling art and culture scene and a booming manufacturing industry, anyone can put down roots here.



# RESULTS OF VISION

1

## AFFORDABLE.

Tennessee is one of the lowest cost states in the nation and Sullivan County is one of the lowest cost regions in the state

2

## TOP EDUCATION.

Higher Education Initiatives receive Innovations in American Government Award from John F. Kennedy School of Government at Harvard University

3

## HEALTHY COMMUNITY.

City of Kingsport is the first in Tennessee to be named a Gold Healthier Tennessee Community from the Governor's Foundation

4

## SMART PLANNING.

Received the national Donald E. Hunter Excellence in Economic Development Award for the Brickyard Park/ Cement Hill project

5

## INVESTMENT IN MAKERS.

Downtown Kingsport is home to its first ever makerspace encouraging inventors, artists, and tinkerers to further their work into entrepreneurship

6

## PROMOTES LOCAL GOODS.

Award winning Farmer's Market in the downtown Opportunity Zone bring shoppers and vendors from all over the region



# GREAT OUTDOORS



## Kingsport Aquatic Center

The Kingsport Aquatic Center is a year-round water wonderland for the whole family. With a waterpark, indoor and outdoor pools, and swimming classes, there's something here for everyone.



## Kingsport Greenbelt

With access points all across the city of Kingsport, this paved and scenic trail is 10 miles long and is a favorite destination for walkers, runners, bicycles and peaceful moments.



## Brickyard Park

A 43-acre premier sports facility and community park, this smoke-free facility includes 4 fenced and lighted ball fields with electric scoreboards and bleachers. This is a perfect place to enjoy some sports and fun.



## Warriors' Path State Park

The 950-acre park is home to premier boating and fishing activity, hiking trails, an internationally-renowned mountain bike trail system, an award-winning nature education program, and a nationally recognized golf course.





### **Bays Mountain Park**

Bays Mountain Park and Planetarium features a picturesque 44-acre lake, hiking trails, a Nature Center with a state-of-the-art Planetarium Theater, and Animal Habitats featuring wolves, bobcats, raptors and reptiles.



### **Fort Patrick Henry Lake**

Fort Patrick Henry Reservoir, on the South Fork Holston River in east Tennessee, extends 10 miles upstream from the dam to Boone Dam. The site is a popular fishing and picnicking destination for the Tri-Cities.



### **Scott Adams Skate Park**

The 10,000 sq ft concrete skatepark includes two bowls (backyard bowl and a flow bowl), a four-stair set with up-down rails, two quarter pipes, an up-down hubba ledge, a five-stair with a down rail and a pyramid, among other features.



### **Pump Track**

Located beside the Scott Adams Skate Park, lives the Pump Track. A state-of-the-art track that will be open to skateboarders as well as bikers. The track features a unique wall that users will be able to climb up as they make a 180-degree turn.

# EVENTS



## Twilight Alive Summer Concert Series

- Free Summer Concert Series
- Average attendance of 4,000
- Events include country, rock and bluegrass concerts in conjunction with evenings at the Farmers Market
- **Visit the site here!**



## Racks by the Tracks

- Free Friday Night Concert
- SPF 10k and 5k Saturday Morning
- Barbecue, beer and wine tasting with live music from noon until 10PM
- **Visit the site here!**



## Fun Fest

- Voted as a Top 20 Event in the Southeast by Southeast Tourism Society
- Named as East Tennessee's Best Festival in the Best of Tennessee list in Tennessee Magazine
- **Visit the site here!**



## Shop & Hop

- Join every month's First Thursday stroll downtown and shop extended hours.
- Enjoy special discounts and reoccurring live music and refreshments.
- **Visit the site here!**

# SPORTS

## All 2023 Kingsport Sporting Events

MSC Swimming Conference Championship  
 AAC Swimming Conference Championship  
 Conference Carolinas Swimming Conference  
 Championship  
 AAC Basketball Conference Championship  
 USSSA Spring Blast  
 USSSA Spring Challenge  
 AAU Wrestling Spring Youth Nationals  
 AAU Wrestling Elementary Duals  
 USSSA Dugout Challenge  
 Easter Classic  
 USSSA HITfest  
 Tri Cities Diamond Classic  
 AAC Softball Championship  
 Line Drive Classic  
 AAC Baseball Championship  
 Battle of the Bats  
 Overmountain Cup Soccer  
 Mother's Day Special  
 NAIA Opening Round



### Miracle Field

Free and non-competitive, the field removes barriers that keep children and young adults with mental and physical disabilities from participating.

**It is the first state-of-the-art baseball field in the Appalachian Highlands.**

### Brickyard Park

A 43 acre premier sports facility and community park, this smoke-free facility includes **4 fenced and lighted ball fields with electric scoreboards and bleachers.**

This is a perfect place to enjoy some sports and fun.

# KINGSPORT EDUCATION

Dobyns-Bennett High School recognized by the Washington Post as a Most Challenging High School.

Kingsport recognized by the National Association of Music Merchants as a Best Community for Music Education.

Dobyns-Bennett High School Competitive Marching Band named Class AAA National Champions at the Bands of America Grand National competition.

The Dobyns-Bennett High School Junior Air Force ROTC was named as a Unit of Distinction for 12 consecutive years.

Newsweek Magazine named Dobyns-Bennett High School as one of the Top 5,000 STEM Schools by STEM.org

Kingsport City Schools (KCS) has achieved the top composite score of 5 in TVAAS system-wide literacy, numeracy, social students, and the overall composite.

Nation's winningest high school baseball and basketball teams.

Tennessee's winningest high school football team.

460 teachers and/or administrators hold advanced degrees and seven are nationally board certified.

Kingsport recognized by the National Association of Music Merchants as a 2019 Best Community for Music Education.



- Palmer Early Learning Center
- John Adams Elementary
- Andrew Jackson Elementary
- Thomas Jefferson Elementary
- Andrew Johnson Elementary
- John F. Kennedy Elementary
- Abraham Lincoln Elementary
- Theodore Roosevelt Elementary
- George Washington Elementary
- Ross N. Robinson Middle School
- John Sevier Middle School
- Dobyns-Bennett High School
- D-B EXCEL Program

# KINGSPORT HIGHER EDUCATION

## NORTHEAST STATE COMMUNITY COLLEGE

Northeast State Community College is a public community college roughly 15 miles from Kingsport in Blountville, Tennessee. It offers technical education and college transfer programs to over 6,000 students, as well as associate degrees in more than 130 programs of study.



## EAST TENNESSEE STATE UNIVERSITY

East Tennessee State University (ETSU) is a public university in Johnson City, Tennessee. It hosts prestigious Medical, Nursing, Public Health and Pharmacy Colleges as well as unique Appalachian Studies and Bluegrass, Old Time and Country Music programs.



### Universities

Milligan University  
Lincoln Memorial  
King University

East Tennessee  
State University

Northeast State  
Community College



Academic Village combines the resources of our education partners and enables students to earn graduate degrees while obtaining their associate degrees.

# KINGSPORT'S TREASURES



## ALLANDALE

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Perfectly located, the Allandale area has plenty of opportunities for new growth, and is close to the historic Allandale Mansion.



## CHILDREN'S CABIN AT NETHERLAND INN

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Behind the Inn is the Netherland Inn Log Cabin Children's Museum and Schoolhouse, featuring children's toys of the 18th and 19th centuries.



## EXCHANGE PLACE

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This living history farm and museum offers visitors a glimpse into rural Appalachian life during the 19th century. Home to many annual events and gatherings, The Exchange Place offers many programs and popular events.

# DREAM, CREATE, PRODUCE, GROW

## KOSBE

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The Kingsport Office of Small Business Development & Entrepreneurship (KOSBE) provides support and growth opportunities for small businesses, including counseling and training for entrepreneurs and local businesses.



## THE INVENTOR CENTER

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This state-of-the-art facility is Kingsport's first makerspace that provides local creators space and classes to develop a variety of skills, as well as unique, specialized equipment they will rarely find anywhere else.

## CREATE APPALACHIA

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With state-of-the-art facilities, community events, and expert-led programming Create Appalachia focuses on creative entrepreneurship, supporting an environment that generates new arts-based business opportunities and jobs.



## HOLSTON BUSINESS DEVELOPMENT CENTER

The Holston Business Development Center is an incubator that helps businesses and startups grow by offering affordable business suites and networking guidance.



## ACCELNOW

AccelNow is a community of volunteers organized to provide mentoring, training, networking, and support to entrepreneurs in the eight counties of Northeast Tennessee.

## LEADERSHIP KINGSPORT

This program provides learning and development opportunities for talented people interested in guiding our community to new heights for future generations. You will build your leadership skills while you build your community in Leadership Kingsport!





# WORKFORCE DEVELOPMENT

## TCAT

The Tennessee Center for Applied Technology is an educational institution focused on providing practical vocational training and skills development for individuals in various industries.



## RCAM

The Regional Center for Advanced Manufacturing (RCAM) is an offsite teaching facility for Northeast State Community College. Its creation speaks to our quality partnerships working together to meet workforce development goals while promoting technical training and education.

## DOBYNS-BENNETT CTE

Work-Based Learning Programs are structured educational experiences that integrate classroom learning (school-based) with productive, structured work experiences (work-based), which are related to a student's career goal, program of study, and employability skills.



# CITY PARTNERS

## MOVE TO KINGSPORT

The founder of Kingsport coined the phrase “The Kingsport Spirit,” which describes the relentless enthusiasm of its residents to make Kingsport a great place to live through its dedication to the community.



## VISIT KINGSPORT

This organization is dedicated to promoting and showcasing the attractions, events, and unique experiences that Kingsport, Tennessee has to offer to tourists and visitors.



## NETWORKS

NETWORKS-Sullivan Partnership is the economic development organization for Sullivan County and its municipal sectors of Bluff City, Bristol and Kingsport.



## TN ECD

The Tennessee Department of Economic & Community Development helps attract investment and expansions to make TN 1# in the Southeast for high quality jobs.



## DOWNTOWN KINGSPORT ASSOCIATION

The Downtown Kingsport Association is a private, non-profit organization dedicated to the revitalization of Downtown Kingsport.



# KINGSPORT CHAMBER OF COMMERCE



**Mission:** To utilize resources and focus efforts on enhancing a strong and viable business environment for the Kingsport area.

**Programs Include:** Communications & Development • Government Relations and Membership • Communications & Development • Downtown Concert Series • Downtown Kingsport Association • Education & Workforce Development • Fun Fest • Healthy Kingsport • Keep Kingsport Beautiful • Kingsport Leadership Programs (Leadership Kingsport and S.H.O.U.T.® Youth Leadership) • Kingsport Office of Small Business Development & Entrepreneurship (KOSBE) • Move to Kingsport • Santa Train • Tennessee/Virginia Scholars • and Visit Kingsport.

**The Kingsport Chamber of Commerce has nearly 1,000 members.**



# INDUSTRY



## BAE SYSTEMS

Spanning more than 6,000 acres, the BAE Systems Holston Army Ammunition Plant is the major supplier of explosive materials to the U.S. Department of Defense. The facility has state-of-the-art equipment and capabilities. The Kingsport facility is specifically focused on manufacturing and supplying high-performance gun systems, munitions, and related components for land, sea, and air applications. Since being built in the 1940s to support the war effort, the site has played an important role in every American conflict.



## DOMTAR

Opened in 1916, the Domtar pulp and paper mill is a stand-alone energy source, which reuses up to 100 percent of its manufacturing waste. Domtar Kingsport is now adjusting to market demand to become the first packaging facility for the company. The mill will produce and market about 600,000 tons of high-quality recycled linerboard and corrugated medium annually, making it the second-largest recycled containerboard machine in North America.



## EASTMAN

A global specialty materials and chemical company that manufactures and supplies a wide range of products for industries such as transportation, construction, healthcare, and consumer goods.



## SILGAN CLOSURES

As the industry leader in food and beverage closure solutions, Silgan Closures focuses on coatings and liners, removal torque, and tamper evidence. They provide high-end containment products and a large workforce for the community.



## LECLERC

Leclerc U.S. headquarters opened in Kingsport in 2008. This year, Leclerc Foods is said to invest \$3.4 million, and create 48 new jobs in Sullivan County. This full-sized production plant creates a variety of food goods.

# DOWNTOWN



Discover the heart of Kingsport in its historic downtown. Grab some lunch, try a new local brew, or hunt for antiques in Kingsport's charming downtown.

## 2023 NEW BUSINESSES

- Shooters
- The Reserve
- King City Distillery
- Crumbum Bakery
- Urban Brews and Creamery
- Four 23 Kicks
- Hudsons General Store
- Latin Love Kitchen
- La Ingrata
- Two Dad's Downtown Deli and Ice Cream Parlor



## EAT & DRINK

Over 30 restaurants, distilleries, and bakeries



## SHOPPING

Over 35 unique boutiques and stores



## ENTERTAINMENT

Live music, festivals, and so much more!

# BUSINESS OPPORTUNITIES



## FORT HENRY MALL

Conveniently located at the intersection of Fort Henry Drive and Memorial Boulevard, the Fort Henry Mall serves as the area's only enclosed shopping mall.

## KINGSPORT PAVILLION

Kingsport Pavillion is a premiere shopping destination in the Tri-Cities area of Eastern Tennessee.



## GREEN ACRES

The Green Acres Shopping Center is located a few blocks away from the Fort Henry Mall. This center boasts around 10 shops ranging from restaurants to clothing stores.

# INDUSTRIAL OPPORTUNITIES

## **BROOKSIDE PARK**

Brookside Park is an industrial park located off of Stone Drive. This area is perfect for many types of businesses.

## **KINGSPORT REGIONAL SERVICE PARK**

Popular business industrial setting located within 1 mile of I26- at Wilcox Drive Exit 4 in Kingsport. Also within 5 miles of major interstate interchange of I26 and I81.

## **PHIPPS BEND**

Previously used for agriculture, there are now 300 industrial acres available for development.

## **AEROSPACE PARK**

Whether importing, exporting, or distributing domestically, everything is in place to ensure your supply chain keeps operating efficiently.

## **GATEWAY**

Easy access to I26 and I81. Multiple opportunities available.

## **NE TN BUSINESS PARK**

Located right next to the Tri-Cities Airport and home to multiple businesses. Also, just minutes away from I81- and Northeast State Community College.

## **TECHNOLOGY PARK**

This certified site is located three miles from I 26 and is adjacent to the entrance of the Holston Army Ammunition Plant.



# Our strengths are **community,** **innovation,** and **unity.**

Kingsport has a strong and proud industrial heritage spanning over 100 years. As we look to the future, we are diversifying our industrial roots with progressive technological innovations. One of our city's founders, J. Fred Johnson, said,



***“Frequently we are asked what motivating spirit has been most apparent in the building of this city of industries, schools, churches and homes. Were I to undertake to define the spirit underlying every step in the growth and development of Kingsport, from the days of its humblest beginnings until now, I could not avoid the assertion that the spirit, if it be a spirit, is one of mutual helpfulness and a willingness to submerge selfish interests beneath the individual effort to assure the greater good for the greater number.”***

Today, J. Fred's words are as true as ever. From an amazing Chamber of Commerce to our industry and community partners, the Kingsport Spirit is thriving as we proactively grow our community. Kingsport is a professional city that values innovation, education, hard work, and supporting our families and community.





## City Overview

415 BROAD STREET  
KINGSPORT, TN 37660

ECONOMICDEV@KINGSPORTTN.GOV

423-229-9310

**KINGSPORTTN.GOV**



@thisiskingsporttn



@ThisIsKingsport



@CityofKingsport