



## 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.





Clean water  
for the next  
**100 YEARS**

Average  
Household  
Income:  
**\$64,539**

Median  
Household  
Income:  
**\$41,931**

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**.



## Top Retirement City

Named one of the **“best cities for early retirement”** in the nation by Magnify Money. Kingsport ranked fifteenth on its list of top 20 cities for a FIRE retirement — an acronym for **“financially independent, retire early.”**



## 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.**



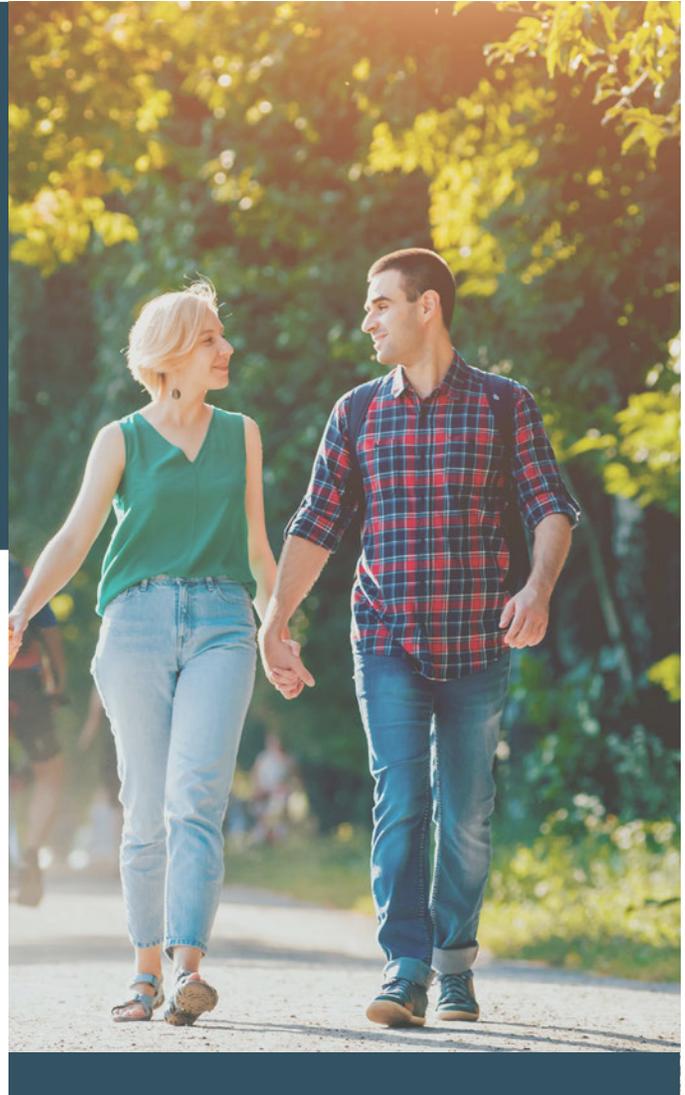
## Brickyard Park

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 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.

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

# 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.

National award from the Small Town and Rural Division of APA for the best Comprehensive Plan for the Downtown Masterplan

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 bringing 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.



## Eastman Park at Horse Creek

The Eastman Park at Horse Creek has 6 soccer fields for families to utilize and enjoy. There are multiple youth leagues with age brackets to allow a place for kids of all ages to come and play.



## 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.

# ALL PARKS

Allandale Mansion

Bays Mountain Park

Boatyard-Riverfront Park

Borden Park

Brickyard Park

Carousel Park

Cattails Golf Course

Centennial Park

Civic Auditorium

Cloud Park

Dale Street Park

Dogwood Park

Domtar Park

Eastman Park at Horse Creek

Edinburgh Park

Glen Bruce Park

Hammond Park

Highland Street Park

Hunter Wright Stadium

Indian Highland Park

J. Fred Johnson Park

Kingsport Greenbelt

Lynn View Community Center

Memorial Gardens Park

Miracle Park

Preston Forest Park

Renaissance Center Grounds

Ridgefields Park

Riverbend Park

Riverview Park

Riverview Splash Pad

Riverwalk Park

Rock Springs Park

Rotary Park

Rotherwood Park

Scott Adams Skate Park

Sevier Avenue Park



# 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!**



## Sip 'N Stroll

- 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!**



## Spring Wing Fling

Sample wings from several different local restaurants and vote for your favorite option

**Visit the site here!**



## Fun Fest

*100+ Events in 60 Kingsport Locations over 9 Days*

- 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!**



## Racks by the Tracks

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

# SPORTS

## All 2021 Kingsport Sporting Events

MSC Swimming Conference Championship  
 AAC Swimming Conference Championship  
 AAU Volleyball - Jewel of the Mountain  
 Conference Carolinas Swimming Confernece  
 Championship  
 AAC Basketball Conference Championship  
 USSSA East Tennessee First Pitch  
 USSSA Spring Blast  
 USSSA Spring Challenge  
 AAU Spring Youth Nationals Wrestling  
 AAC Volleyball Conference Championship  
 USA Spring Fling Classic  
 USSSA March Madness  
 USSSA ETYS Easter Classic  
 Eastman Softball Tournament  
 AAU Elementary Duals  
 USA Duel on the Diamond Classic  
 East TN Ballyard Bash  
 USA Strike Out Autism  
 USA Bringin' the Heat Classic  
 AAC Softball Conference Championship  
 Tennessee Super NIT

AAC Baseball Conference Championship  
 USA Mother's Day Classic  
 Overmountain Cup Soccer  
 USSSA Mother's Day Special  
 USSSA Line Drive Invitational  
 NAIA Baseball - World Series Opening Round  
 USSSA Battle of the Bats  
 USA Memorial Day Classic  
 USSSA Memorial Day Classic  
 USSSA Double Play Challenge  
 NET Elite Inviational  
 USA War of the Rings Classic  
 USSSA East TN Belt Championship  
 USA June Jam  
 USSSA Summer Slugfest  
 NET Elite Wood Bat Classic  
 USA Stars and Stripes Classic  
 USSSA Summer Slugfest  
 USSSA Tennessee Wood Bat Championship  
 USSSA World Series  
 USA Dudley Classic  
 USA Summer Classic



### Kingsport Axmen

The combination of winning seasons, a strong fan base and dozens of former Major League stars that began their career in Kingsport made Hunter Wright Stadium a great Minor League attraction.



# 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

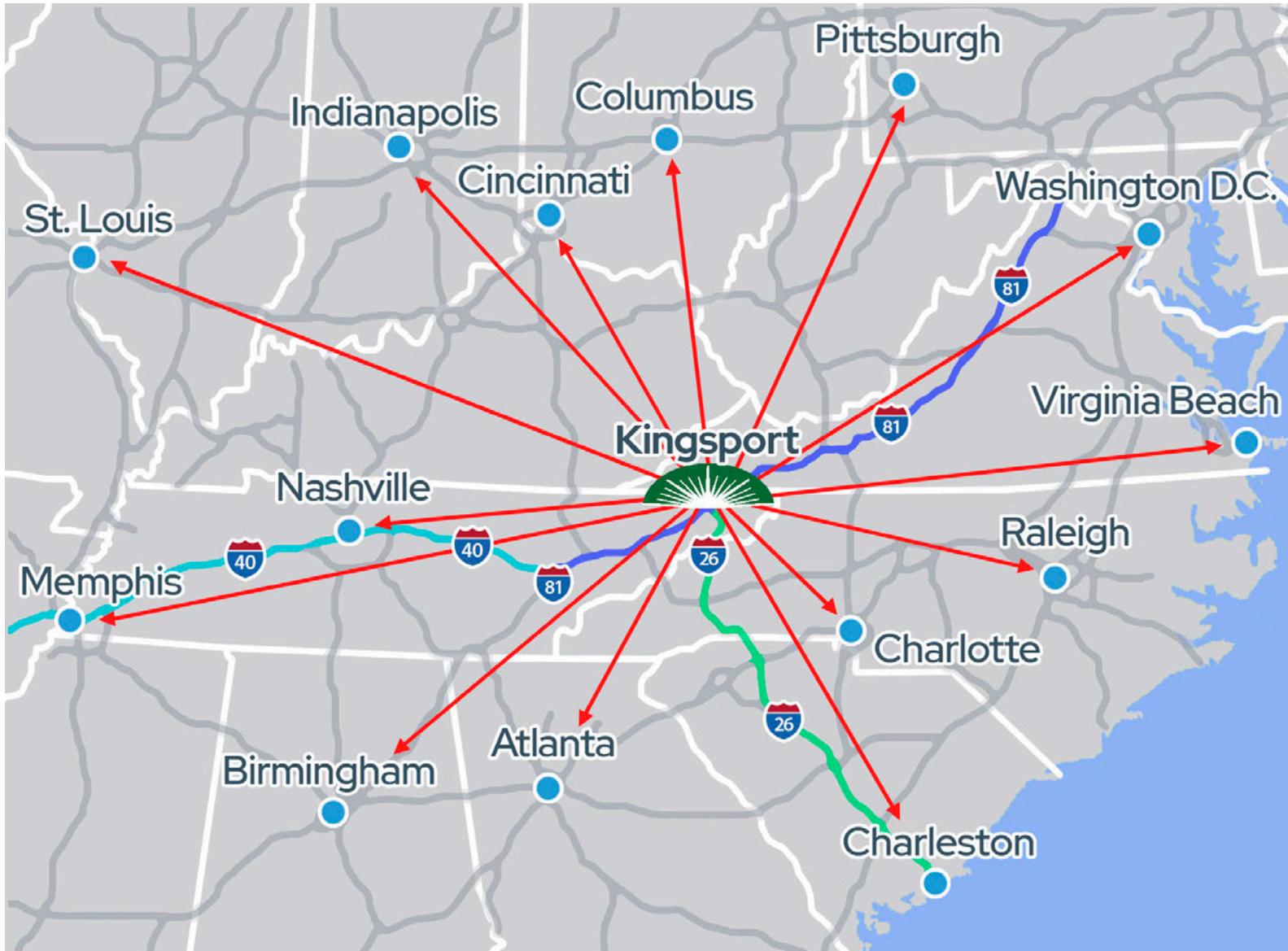
East Tennessee  
State University

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.

# 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

# KINGSPORT'S TREASURES



## PAL'S SUDDEN SERVICE

Known for their delicious breakfast and lunch items, and uniquely designed buildings, Pal's Sudden Service is beloved by everyone in our region.



## BAYS MOUNTAIN PARK & PLANETARIUM

Celebrating 50 years, the 3,500 acre nature preserve is the largest city owned park in the state of TN. The park includes a picturesque 44 acre lake, a Nature Center with a state-of-the-art Planetarium Theater, and animal habitats featuring wolves, bobcats, raptors and reptiles.



## SANTA TRAIN

The Santa Train travels from Pikeville, KY to Kingsport, TN, the Saturday before every Thanksgiving. The Santa Train distributes more than \$300,000 worth of clothing, food, candy, toys, and gifts to thousands of people.

# DREAM, CREATE, PRODUCE, GROW

## KOSBE

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.



## SYNC SPACE

Sync Space is an entrepreneur center with accelerator programs uniquely focused on support for local and recruited startups considering Northeast Tennessee as a place to grow or expand their business.

## TSBDC - KINGSPORT AFFILIATE OFFICE

For over 30 years, the Tennessee Small Business Development Center (TSBDC) network empowers small business owners and entrepreneurs to innovate and compete on a regional level and beyond.



## 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.

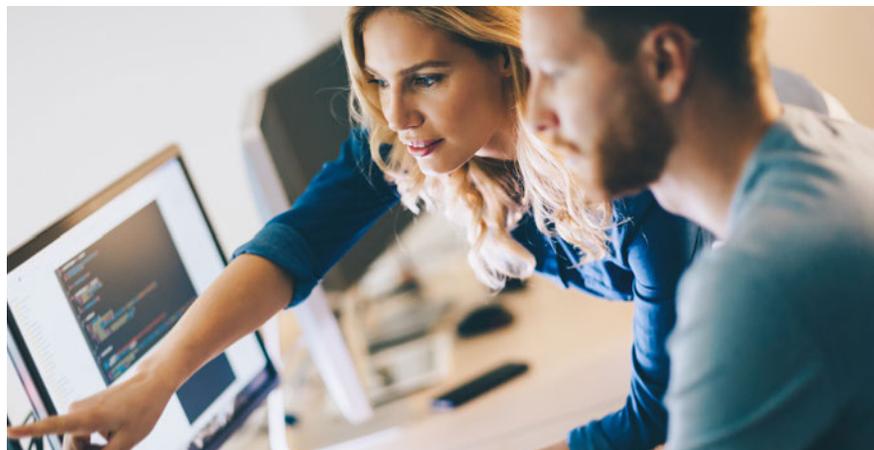


## ACCELNOW

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

## KINGSPORT WORKFORCE DEVELOPMENT

In partnership with the Kingsport Chamber of Commerce, KWD develops programs that enhance academic learning and career preparedness. Students exit these programs with the skills needed to be the qualified workforce employers are seeking.



# INSPIRED LEARNING

## **THE INVENTOR CENTER**

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.

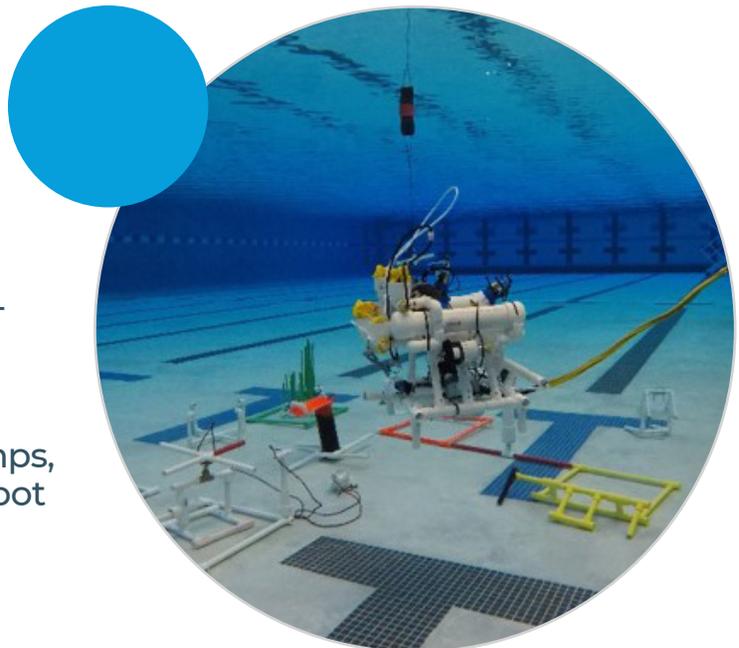


## **RCAM**

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.

## **STREAMWORKS**

A STEM-Gym powered by the Eastman Foundation. This world-renowned educational program has hosted more than 250 kindergarteners through twelfth graders at its STEM summer camps, and created the region's first Robot Drone League for students.

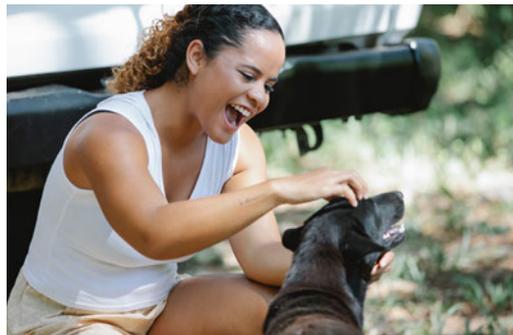


# CITY PARTNERS



## PETWORKS

THE GOOD STEWARD ADOPTION CENTER – \$3.5million, -17,000 sq-ft, “no kill” shelter and facility on East Stone Drive with more space for housing of animals for adoption and a 1.2 acre dog park.



## LEADERSHIP KINGSPORT

This program provides learning and development opportunities for talented business people and leaders interested in guiding the community to new heights.



## KEEP KINGSPORT BEAUTIFUL

Keep Kingsport Beautiful is a partnership that enriches our community by creating programs and resources to keep Kingsport clean.



# 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



## **EASTMAN Headquarters**

Eastman was recognized for the sixth year by the Ethisphere® Institute as a World's Most Ethical Company® for its commitment to lead with the highest ethical business standards. Eastman builds trust and confidence with its stakeholders by fostering a culture of ethics, honesty, integrity and transparency at every level. With a focus on the environment and innovation, Eastman connects with customers, nongovernment organizations, policymakers, elected officials, the waste industry, and more to work toward a more sustainable future. Eastman is creating a circular economy to preserve the world's limited natural resources by transforming plastic waste into new materials.



## **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.



## ANITA'S SNACK FOODS

The California-based, family-owned snack food company opened its doors in Kingsport in July of 2018 and has since grown the workforce in the region.



## 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.



## NETWORKS

NETWORKS Sullivan Partnership is the economic development organization for Sullivan County, TN, and its communities of Bluff City, Bristol, and Kingsport. The NETWORKS team is equipped to assist your company reach its strategic goals.



## LECLERC

The Kingsport Leclerc Plant opened in 2008. This full-sized production plant creates a variety of food goods including chewy granola bars, portion-controlled cookies, snacking crackers, breakfast biscuits, high-protein bars, mini sandwich cookies, and more.

# DEVELOPMENT OPPORTUNITIES



## 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.

## KINGSPORT PAVILION

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



## EAST STONE COMMONS

This shopping center features several stores and restaurants, and has great visibility to bustling streets. You will find many locals here in the evenings and lunch hours.



## TRI-CITIES CROSSING

Tri-Cities Crossing is located at the intersection of I-26 and I-81. This makes it the perfect spot that is ready for business!



## FORT HENRY MALL

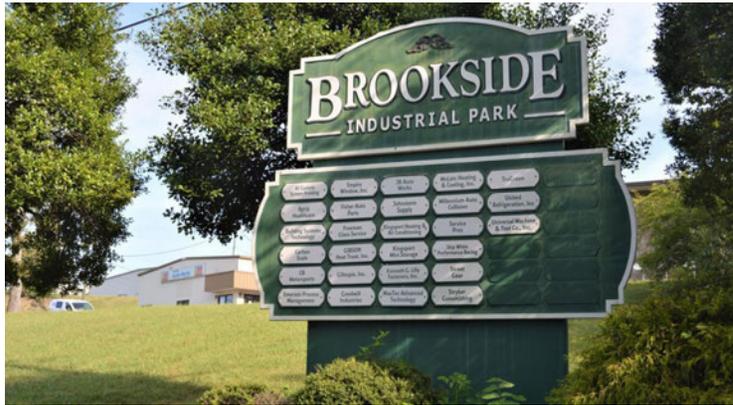
Conveniently located at the intersection of Fort Henry Drive and Memorial Boulevard, the Fort Henry Mall serves as the area's only enclosed shopping mall.

## ALLANDALE

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



# INDUSTRIAL OPPORTUNITIES



## BROOKSIDE PARK

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



## 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.



## 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.





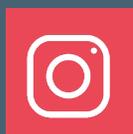
## City Overview

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**KINGSPORTTN.GOV**



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@ThisIsKingsport



@CityofKingsport