



Oxford

The Right Choice

for your company and your family

Oxford

An Introduction

Originally incorporated in 1789 and located in southwestern Connecticut, Oxford is one of the fastest growing communities in the State. Why? It is conveniently located in New Haven County, within easy access of major East/West and North/South highways and Interstates. It also has over 2,500 acres of land designated for industrial and commercial use. The town's rural character provides business owners and their employees with a classic New England setting that is both attractive and affordable. "The Naugatuck Valley" as Oxford and its environs are locally known, is rich in history, recreational and cultural activities and is only a few hours drive from both New York City and Boston.

In addition to available land – a scarce commodity in the Northeast – Oxford can offer businesses a low tax rate, a business-friendly environment, and access to a skilled and educated labor force. Over 2,200 people currently travel into Oxford every day. (Source: U.S. Census

Bureau and Connecticut Economic Resource Center)

Businesses that have already made Oxford their home come from a variety of market sectors including: professional services, retail, corporate, industrial and manufacturing. According to a report by Connecticut Economic Resource Center (CERC) in July 2005, the area is also considered prime for businesses in financial services, pharmaceuticals, healthcare, biomedical, business services, technology, metal manufacturing, telecommunication, software development, and specialized transportation.



2nd Hole, Oxford Greens, Oxford, CT



welcome



Reasons to Locate your Business in Oxford

Employer Benefits

Available Land

Oxford has 2,500 acres of land available for business expansion. There is an affordable range of commercial and industrial plots and facilities for sale or lease.

Designated Corporate and Industrial Area

The Corporate and Industrial Area is situated in the Northeast section of Oxford. It is located less than a mile to



“Over the past five years, Oxford Paint & Hardware has constructed over 14,000 square feet of warehouse, showroom and office facilities. During each of these expansion phases, the Town commissions and land use boards have been professional, cooperative and timely in working with our engineer and project manager.”

**Michael Quoka, President
Oxford Paint & Hardware Inc.**

Interstate 84, a major East/West highway that provides easy access to New York, Massachusetts and the Northeast.

The industrial area is zoned for parcel sizes ranging from 2.5 acres to hundreds of acres and businesses will have access to natural gas, three-phase electric power, municipal water and sewers, and fiber optic networks.

Foreign Trade Zone

Oxford is in the process of applying for a Foreign Trade Zone designation in its corporate and industrial area. The goal is to provide improved economic benefit to local companies involved in international trade. In a Foreign Trade Zone, businesses are able to lower their overall production costs and gain a competitive advantage by not paying duty on any imported components.

Low Tax Rate

The cost of conducting business in Oxford is lower than many other municipalities in Connecticut. We offer businesses a tax incentive program, a stable tax base and a constantly expanding Grand List.

Skilled, Educated and Stable Labor Force

From Oxford and the neighboring towns in The Naugatuck Valley, businesses can tap into a diverse workforce from the hourly worker to the skilled and more educated professional. Seven regional technical and community colleges provide a pool of trained personnel with technology,

manufacturing and industrial skills.

In addition, Oxford's proximity to several major, prestigious universities such as Yale University, Quinnipiac University, the University of Connecticut and the University of New Haven ensure businesses have access to a highly educated, professional employment base. Approximately 34 percent of the population in the Region has attained at least a Bachelor's Degree, compared with 31.5 percent for the State and 24.4 percent for the U.S. Further 14.7 percent of the Region's population has a graduate degree, compared to 13.3 percent in the State and 8.9 percent in the nation (Source: CERC.)

With 75 percent of the eligible population in the labor force, Oxford's participation rate is much higher than the State average of almost 67 percent. This is a positive reflection on the skill and work ethic of the resident population. Research also indicates that Oxford residents are more stable than the State average having been born in Connecticut and living in a traditional two-parent household with children in owner-occupied housing. Residents are also less likely to have moved in the last ten years. (Source: CERC)



“There is a very strong commitment to business development and retention by the Town of Oxford and I am very pleased that Webster is a welcomed part of the Oxford business community.”

**Lisa Behling
Oxford Branch Manager
Webster Bank**

“Moving to a new building in Oxford was a giant growth step for our company because we had run the business from our home for ten years. We were very pleased with the help we received from the Town of Oxford. They made it easy for us.”

**Dick Yacko, President
PRO Scientific Inc.**



Transportation Options

Oxford Regional Airport, located in the industrial area, boasts the second longest runway in Connecticut measuring 5,500 feet and is home to many Fortune 500 business clientele, who house their corporate jets there. Although there are no commercial flights out of Oxford Regional Airport, over 200 private planes and 45 corporate aircraft regularly fly in and out. There are several hotels and meeting facilities located just minutes away in adjacent towns.

Several major airports are within easy driving distance of Oxford - Bradley International in Hartford, Westchester County Airport, John F. Kennedy and LaGuardia in New York, and Newark Liberty in New Jersey.

In addition, there is a Metro North train station located in adjacent Seymour that connects to Waterbury in the North, Boston in the East and New York City, Washington, DC, and all points South.

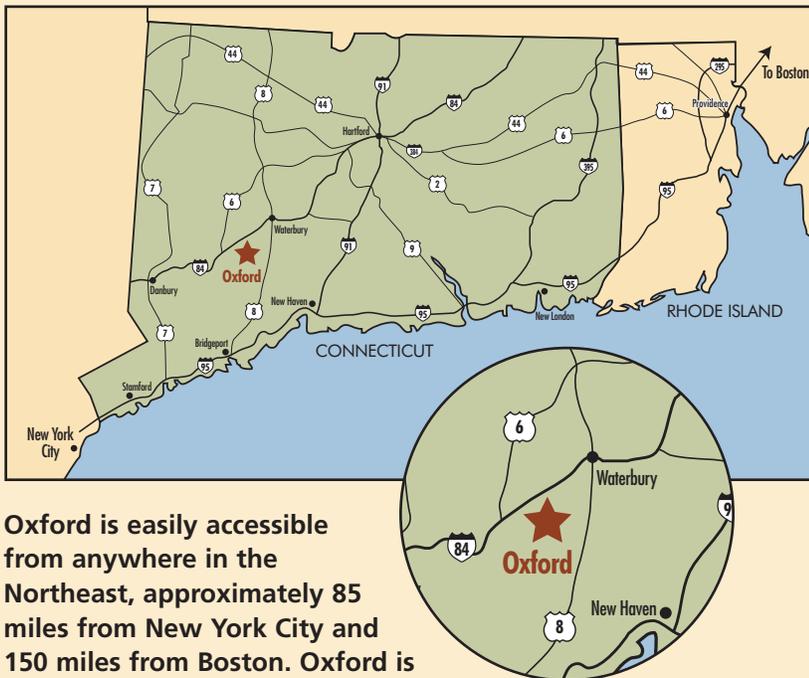
A Business Mindset

Oxford has a very active economic development program led by the Director, Economic Development. He is ably assisted by a seven-person appointed Economic Development Commission, all of whom report to Oxford's Board of Selectmen. The Commissioners, predominantly local business owners, lawyers, bankers and marketing professionals, are focused on both economic development and business retention and are on hand to facilitate a new business' entry into Oxford.

Many Oxford businesses also belong to the Greater Valley Chamber of Commerce or the Waterbury Regional Chamber of Commerce, which are very active in providing opportunities for businesses of all sizes to network and create synergistic relationships.

Oxford is also home to a Regional Innovation Center, located in the industrial and corporate zone, where new businesses are supported in an incubator program.

Accessible Location



Oxford is easily accessible from anywhere in the Northeast, approximately 85 miles from New York City and 150 miles from Boston. Oxford is strategically linked to a network of Interstate and Intrastate highways, including Interstates 84, 91, 95 and State Route 8. Interstate 84, the primary East/West transportation route, is located one mile from the Oxford Regional Airport. Route 8, the North/South transportation route, is located one mile from the town's border.



“Our experience with the Town of Oxford was instrumental in Macton's commitment to come to Oxford. With our very aggressive construction schedule, we had to go to the location that presented the lowest risks and provided the highest confidence that we could meet our schedule. We quickly realized that the Town of Oxford was as committed to our schedule as we were. With their cooperation, we were able to secure full approvals for the project within 60 days of our initial application, allowing us to break ground ahead of the winter season and take occupancy on time.”

**Dave Perkins, President
The Macton Corporation**

"The friendliness of the entire Town Hall staff and Oxford's pro-business climate were key elements in our decision to remain in Oxford. My advice to companies both in and out of state contemplating a move would be to strongly consider Oxford for their relocation."

**George Dewey, Owner
Dewey J. Manufacturing Company**



Superb Recreation

Oxford offers many leisure opportunities on the hundreds of acres of land specifically preserved for recreational use. Fishing, boating, picnicking, hiking and horseback riding are just some of the outdoor activities residents can enjoy at State and Town Parks and along the State Bridle Trail. Some of the most popular recreational destinations in Oxford are:

- Jackson Cove Beach & Boat Launch
- Kirk's Pond
- Lake Zoar
- Oxford Glen Park
- Pomperaug Trail
- Posypanko Park
- Rockhouse Land Preserve



There is also a new, championship 18-hole golf course, designed by noted golf course architect Mark Mungeam that opened in 2005 as part of the Golf Club at Oxford Greens, an over-55 residential community. This challenging, championship layout features a neo-classical design that flows through 680 acres of natural beauty, and offers breathtaking vistas and striking terrain.

Employee Benefits

If a business is going to build or relocate its business to Oxford, it is important for business owners and managers to know that Oxford has much to offer their employees in terms of reasonably priced housing, a strong school system and a beautiful rural environment in which to raise a family. Over 80 percent of the land in Oxford is classified as open space with population density less than half that of the State.

Excellent Educational Facilities

There are three public schools in Oxford: Quaker Farms School for pre-kindergarten through Grade 2, Oxford Center School for students in Grades 3-5, and Great Oak School for Grades 6-8.

A state-of-the-art high school, replete with gymnasium, media center, auditorium and natatorium, is being built off Route 188, and students will gradually start occupying the facility in 2007. Currently, high school aged children attend schools in nearby Seymour, Woodbury and Monroe.

Affordable Housing

Oxford has seen a residential boom over the last few years due to its availability of land and reasonably priced housing. Only 43 percent of households spend more than 30 percent of their income on mortgage or rent payments relative to 61 percent at the State level.

(Source: CERC)

Cultural Arts and Civic Activities

The Oxford Cultural Arts Commission provides an ever-growing program of cultural enrichment that includes summer concerts, art shows and other year-round events and activities.

Oxford is a vibrant community with over 30 civic groups. These include many nationally recognized organizations such as the Rotary Club, Lions Club, American Legion, Newcomers and Neighbors, plus the local Historical Society, Garden Club and Friends of the Library among many others.



"I decided to build an industrial park here because after investigating the area I decided that Oxford was poised for growth. There's a large, fairly contiguous area of industrial property, plus there's good infrastructure, including public water and sewer. There is also excellent access and the availability of a viable work force."

**Dave Sippin
Developer, Owner-Operator
Oxford Commerce Park**

An Overview of Oxford's Vital Statistics

No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

Demographics

Area: 32.89 square miles
Population: 10,634

Age Distribution

As of 2005
0-4 6%
5-17 20%
18-24 7%
25-49 39%
50-64 19%
65+ 9%
Median Age: 39 years
Source: CERC

Education

As of 2005
Total Students: 2,065
K-8: 1,537
High School: 528*
Student/Population Ratio 14.1%
Student/Teacher Ratio 14.7%
Percentage in Public School 86.6%

* Currently children of high school age attend schools outside of Oxford. Oxford's high school is expected to be operational in late 2007.

SAT Scores

Math 512
Verbal 509

Graduation Rate

Percentage to Higher Education . . . 84.5%
Percentage Graduation 95.9%
Source: 2003-4 Department of Education School Profiles

Economic Profile

As of 2005
Sector # Firms
Agriculture 30
Construction/Mining 137
Manufacturing 37
Transportation/Utilities 33
Trade 86
Finance/Insurance 25
Services 141
Government 4

Average Household Income

2005: \$ 85,341
1998: \$ 81,497
1990: \$ 57,860
Source: U.S. Census Bureau & CERC

Labor Force

As of 2004
Employed 5,935
Unemployed 231
Unemployment Rate 3.7%
Source: CERC

Housing

Existing Units (total) 3,612
2004 Median Sale Price \$ 364,900
Source: CERC

Utilities

Electricity: Connecticut Power & Light
Natural Gas: Yankee Gas Company
Water: Heritage Water Co.
and Aquarion Water Co.
Telecommunications: SBC
Cable: Telemedia of Western Connecticut

Government

Type of Government

Selectmen – Town Meeting
Year Incorporated 1798
Full-time Police Yes
Volunteer Fire Department Yes

Grand List

Bond Rating A1
Mill Rate Call Town Hall**
Last Revaluation 2004

State Taxes

Corporate Business Tax 7.5%
Sales Tax, Goods/Services 6.0%
Personal Income Tax Rate 4.5%

** As of time of printing, budget referendum had not occurred.



The Town of Oxford welcomes all business inquiries.

Visit us on the web: www.oxfordedc.com

Or by email: info@oxfordedc.com

Director of Economic Development

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Town of Oxford Economic Development Commission

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