

Brookfield is Open for Business

Brookfield Economic Development Commission



GROWTH • LOCATION • LIVING

Brookfield is more than a community, it's a way of life and it's open for business. Whether you want to locate your business in an office or industrial park, a free-standing building or in the heart of our renewed Town Center, Brookfield offers locations, easy transportation, and a business-friendly town government.

- In prestigious Fairfield County, home to **local government control and relatively low taxes**
- **Meaningful incentives** to locate and grow your business in Brookfield
- **Close to major highways**, airports and universities
- Varied, highly skilled and **talented local workforce**
- **Fortune 500** companies nearby
- 70 miles from **Manhattan**
- Near Danbury, Hartford, New Haven and Westchester County, New York
- 155 miles to **Boston**
- Abundant **parks and recreation**
- Great, **award-winning schools**
- **World-class health care** right at our doorstep



QUICK FACT HIGHLIGHTS

Brookfield's **2010 population - 16,339**, representing an increase of 11 percent from 1990.

Local government and the business community work with new **businesses to help growth**.

In 1991 Brookfield Center was named to the prestigious **National Register of Historic Places**.

Brookfield is bordered on the west by **Candlewood Lake**, the state's largest man-made lake, and **Lake Lillinonah** on the east, both with recreational activities.

Cadigan Park, with picnic facilities, a sandy beach on Candlewood Lake, basketball and courts and playing fields.

Housing stock is varied, from waterfront luxury single-family properties, to historic 18th century homes, to condominiums and rentals.

Commercial and residential real estate professionals will find the right property for you AND your business.

Nearby **Danbury and New Milford hospitals** completing nearly \$200 million upgrade with local physical, laboratory and rehab services.

Brookfield High School is ranked 21st in the state and among the top 600 high schools in the United States and offers many AP and honors courses.

90% of students scored 3 or higher on AP tests and **96 % of graduates attend college**.

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BROOKFIELD MEANS BUSINESS

Whether you are a startup or an established business, Brookfield stands ready to help you succeed with a **diverse and well-educated work force** and a government ready to help grow your business. If you are looking for the perfect place to put down roots for your company, look no further than Brookfield – the center of it all.

Brookfield has so much to offer

- **Investment incentives** – Deferred tax liability and other monetary incentives to help get your qualified business up and running.
- Excellent and **well maintained infrastructure** and transportation access.
- **Startup jump starter** – Our developing incubator program will support you to develop solid plans to achieve your startup and growth goals.
- **Knowledgeable staff** to help you through approval paperwork.
- **Easy to navigate approval process** – including a time saving “pre-approval” route.
- An **active business community** and Chamber of Commerce working together to make Brookfield work.
- A well thought out **plan of conservation and development** that provides you with predictable guidelines and spells out a future vision.

VOTED BEST SMALL TOWN IN CONNECTICUT*

Brookfield’s elected, appointed officials and staff are committed to providing a **business friendly process from the beginning**– including financial incentives – to help any size business get started and to help businesses already here to grow. They are dedicated to reviewing your business proposal to help you secure approvals as fast as possible.

Located in the heartland of western Connecticut, Brookfield has **many benefits and advantages for any company** from a start-up to a turnkey project that will grow locally, nationally and globally. So, JUMP START your business today by viewing our Available Commercial Properties, Investment Incentives and Business Incubator plans.

**People magazine 2013*

INVESTMENT INCENTIVES

If you choose to expand or locate your business in Brookfield, your property tax liability could be deferred. That gives your project precious time and saves investment dollars until your project is profitable. Here are the facts. Brookfield’s Investment Incentive Program starts for investments as low as \$100,000 and can also be used for updating and retrofitting investments, too.

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COMMERCIAL REAL ESTATE

With 20 square miles of land within the town, Brookfield presents **real location options for businesses**. Whatever your needs and specifications, Brookfield offers you the right choice for your business. Buy or lease options include:

- Office parks
- Office suites
- Warehouses
- Free-standing buildings: industrial, commercial, retail
- Open land for new construction

We are also prepared to actively search for properties that may not yet be on the market.

THE REVITALIZATION OF OUR TOWN CENTER

The Brookfield Town Center initiative is revitalizing the Four Corners area, a well-known community landmark and named because of its important junction of two major thoroughfares, State Road 25 and U.S. Highways 7 and 202. **The Town Center initiative**, based on thorough and sound planning, contains a clear vision of what the people of Brookfield intend in this significant revitalization.

The town, with solid voter support, has created a working plan that sets a **practical balance of conservation and development**. It encourages business success and enhances our quality of life. You can tour the development already underway and see how it could augment your business plans.

Investment Incentives continued

Brookfield continues to invest heavily in the infrastructure needed to support the business and community growth we envision.

- The completed \$100 million “Super” Route 7.
- Under construction: \$8 million combined Still River Greenway and Cadigan Park renovations.
- Our reliable high volume potable water supply.
- Modern fire suppression capabilities.
- Environmentally sound waste water treatment.
- And a multi-year program to maintain our already good roads.

The combined effect of these investments provides new options along the central and northern sections of Route 202 (Federal Road). On the northern section of Route 202, called Four Corners, substantial redevelopment of a rezoned area is creating an exciting new Town Center.

Brookfield businesses, large or small, are one of the many attributes that make Brookfield a great place to live, work, raise a family, retire, and yes, operate a business! And as strong as our current business community is, there is great opportunity for business growth and success.

Brookfield.org lists agencies and business resources to help your business with special financing, training expense reimbursement, brownfield redevelopment and other incentive programs to help get your started.

Are you considering this area for your business? Are you already here and considering reinvestment and growth? Call the First Selectman to learn more. We appreciate the opportunity to give you a tour of our great town!

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OUR PLAN OF DEVELOPMENT – A GREAT TOOL FOR YOU

Brookfield has a game plan to help guide you, your company and families to become comfortable and successful in Brookfield.

Our Land Use department makes starting, growing, or moving your business to Brookfield seamless and smooth. The plan helps you to navigate around the roadblocks that can slow a business down in bureaucracy and other unseen issues. In Brookfield you will find:

- Well-planned growth
- Predictable shifts in rules and value
- Appropriate mixed usage

Our full-time Land Use staff will assist you in evaluating any application for new construction, expansion and renovation. Our special “Pre- Application Process” provides a low-cost review of your proposal that saves time and money!

More regional data available to you

Our Economic Development Commission can help you access valuable regional and local data to help you shape your plans. Just ask us.

MEDIAN HOUSEHOLD INCOME			
Source: 2007-11 ACS	Brookfield	Fairfield County	CT
100% of Median	\$108,576	\$82,558	\$69,243
80% of Median	\$86,861	\$66,046	\$55,394
50% of Median	\$54,288	\$41,279	\$34,622
30% of Median	\$32,573	\$24,767	\$20,773

Promote an appropriate balance of conservation and development in Brookfield in order to enhance the overall quality of life by:

- enhancing community character,
- meeting community needs, and
- growing smarter.

CONTACT INFORMATION

www.brookfieldedc.org

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BROOKFIELD

ECONOMIC DEVELOPMENT COMMISSION

Chairman: Hal Kurfehs – 203-241-4346

MEDIAN HOME VALUES

Change from 2000 Census to 2007-11 American Community Survey

Brookfield	\$426,600	+76% from 2000
Fairfield County	\$466,700	+76% from 2000
Connecticut	\$293,100	+83% from 2000