

# Welcome to Hebron

THE PLACE TO BE



Hebron Economic Development Commission

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# Hebron: The Place to Be

Hebron is a dynamic mid-sized town nestled east of the Connecticut River with a vibrant Main Street business district. The Town is surrounded by the natural splendor of open space and offers an established business community and a variety of recreational facilities, historic assets, and contemporary attractions.



Hebron was named #6 Top Towns in Connecticut by Connecticut Magazine.

## Accessible, Affordable, & Hospitable

Hebron is the perfect destination for you and your business. The long-term vision of our community is for desirable, rural living options complemented by a vibrant and thriving business center to serve residents and attract visitors.

Hebron Center is situated along CT RT 66 /Main Street, which provides a wide range of business and community services and an adjacent 130-acre parcel already zoned for future mixed-use development.





## Hebron Center, Hebron, CT

- » Ranked #2 in Best Places to Live in Tolland County by Niche.com.
- » Hebron offers ample, affordable land and homes for residential and business growth.
- » Hebron has a population of approximately 9,500, with a median income of \$104,000, in the top 5 highest median household incomes East of the Connecticut River.



# Economic Opportunities

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Hebron Center has a well-established business district with opportunities for new development as well as redevelopment. The Town is strongly supportive of its existing businesses, making significant investments in sidewalks, streetscape and façade improvements, sewer, water, and gas infrastructure improvements, and new mixed-use zoning opportunities. Targeting new economic opportunities will continue to strengthen the Town financially while bringing employment opportunities to the area and enhancing the quality of life for residents, visitors, and investors.



## Hebron Village Green District

The 130-acre [Hebron Village Green District](#), mixed-use planned development, is located adjacent to Hebron's existing Town Center. It offers unique shovel-ready opportunities for a developer who has the desire and the vision to expand the Town center by incorporating the commercial and residential area for the Town.

This area is now home to a new 116 unit senior living complex. A 1,100-foot public road, John E. Horton Boulevard, including public utilities, has been constructed into the property from Main Street (Route 66) as a public-private venture using State economic development grants.





Village Green District, Hebron, CT

- » Hebron has created areas of innovative mixed-use zoning in the Village Green District and the entire length of Main Street to encourage creative new development and redevelopment opportunities.
- » Amston Village, south of Hebron Center along Route 85, boasts a rich history centered on former businesses and industries with opportunities for new, mix-used development.
- » Hebron has a business-friendly Tax Abatement Program in place to encourage new commercial construction and business expansion in Town.
- » Hebron’s strategic location in Connecticut’s River Valley provides easy access to Hartford, New Haven, UCONN, and the Connecticut shoreline.



# Superior Schools

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Regional School District #8 manages RHAM High School and RHAM Middle School on a single 70-acre campus located in Hebron Center and serves the towns of Hebron, Andover, and Marlborough. Both school districts have a total enrollment of approximately 1,700 students across four schools.



**RHAM High School, Hebron, CT**

## Hebron, Andover, and Marlborough Regional School District

- » RHAM High School is ranked #14 in Connecticut High Schools and ranked #1 regional school district for SAT scores.
- » RHAM High School has a graduation rate of 96%, ranking in the top 20% in Connecticut.
- » RHAM provides exemplary skill preparation for immediate career entry and development opportunities in competitive, prospering industry sectors with partners that include Colebrook Village, WEPCO Plastics and the Eastern Connecticut Workforce Investment Board.
- » Significant percentage of students enrolled in College Board Advanced Placement (AP) courses with up to 97% scoring 3 or better on AP exams.
- » RHAM has been recognized from 2017 - 2020 as one of the Best Communities for Music Education.
- » According to the National Students Clearinghouse, 81% of former RHAM students were enrolled in college during the first year after high school.





## Hebron Local School District

The Hebron School District, an award-winning local school district, inspires children to be resilient, confident, respectful, well rounded and prepared to discover and follow their dreams. Hebron Public Schools have one primary (PK-2) school and one intermediate elementary (3-6) school.

- » In 2010, Hebron Elementary School was awarded Blue Ribbon status by the United States Department of Education.
- » In 2015, the Hebron Early Childhood Center was awarded the National Association for the Education of Young Children (NAEYC) accreditation.
- » The success and popularity of Hebron's preschool and kindergarten programming has resulted in them offering both a full-day and half-day option to the Hebron community.



# Recreation, Leisure, & Open Spaces

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Hebron offers a variety of recreational opportunities, thousands of acres of both Hebron and State of Connecticut-owned open space, parks, athletic fields, and hiking trails located throughout the Town. The Town's [Parks and Recreation Department](#) manages these town facilities with state-of-the-art equipment and well-trained staff and offers a robust array of recreational programming.



Hebron's Parks and Recreation Department offers a full array of recreational services of all leisure activities and organizations.

## Recreational Amenities

In addition to a growing network of Town-owned trails, residents and visitors have access to State-owned facilities, including the [Gay City State Park](#) hiking trails and the Air Line Trail State Park, both of which attract walkers, hikers, horseback riders, and cyclists from across the region for the views, the relaxation, and the tranquility.

Recreational facilities in Hebron include six well-maintained parks, 10 miles of trails, and 20 multi-purpose fields as well as numerous other parks, picnicking and recreational facilities with space for fishing or picnicking.





### Douglas Library, Hebron, CT

- » The Douglas Library, located in the center of Hebron, features a collection of over 45,000 items for circulation. The library has various spaces for individual study or collaborative work, offers free WIFI, computer stations, a 3-D printer, and other business technology. Its databases provide users with access to timely, accurate news periodicals, many of which are available remotely.
- » Hebron is a model of Connecticut's dedication to protecting our abundant natural resources, with approximately 1,800 acres of Town Open Space; 3,300 acres of State Open Space; 1,100 acres of permanently preserved farmland; and 1,100 acres of Private Open Space.
- » The Town offers two privately owned golf courses, Blackledge Country Club, a 36-hole golf course, and Tallwood Country Club, an 18-hole golf course, both featuring elevated greens, open fairways, practice putting greens, and dining and event facilities.



# Community Focused

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The value of community resonates in our Town. The long-term vision of Hebron is to respect our 300-year-old history while proactively planning for future growth. Hebron offers a variety of living opportunities, including rural single-family neighborhoods, 55-and older developments, a new senior living facility, and planned mixed-use neighborhoods. A vibrant and thriving Hebron Center complements these residential areas that act as the business core of the community serving residents and visitors alike.



Throughout the year, Hebron hosts popular events that bring the community and visitors into Town.

## Strategic Investments

To turn a long-term vision into reality, Hebron has invested heavily in improved walkability through streetscapes and infrastructure improvements, and aggressively targeted federal, state, and local funding sources to develop commercial areas and directly assist local businesses.





## Hebron Harvest Fair, Hebron, CT

- » The Hebron Harvest Fair and the annual Maple Fest are two of the major events that bring thousands of visitors to Hebron each year.
- » Non-profit groups and community organizations such as the Hebron Lions Club, the Hebron Historical Society, AHM Youth & Family Services, and The Town Center Project are instrumental in making Hebron a vibrant and welcoming community.
- » Hebron is home to Camp Hemlocks, a camp for youth and adults with physical, sensory, intellectual, and developmental disabilities in a fully accessible, natural, modern facility located on 100 acres of unspoiled woodlands surrounding Jones Pond.