



ANNUAL REPORT

2024-2025



MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

MESSAGE FROM THE CHAIRMAN

The Madera County economy in fiscal year 2024–2025 has demonstrated remarkable resilience and progress, even amidst persistent inflationary pressures and high interest rates. Our county continues to attract residents and businesses due to its central location, recreational amenities, affordable housing relative to California's coastal regions, and expanding employment opportunities. A significant milestone this year is the reopening of Madera Community Hospital on March 18, 2025, after a closure of over two years. This 103-bed facility, now operated by American Advanced Management Inc., restores critical healthcare services to our region, thanks in part to a \$57 million loan from the state's Distressed Hospital Loan Program. Economic development has been robust across the county. Chowchilla celebrated the opening of a 560,000-square-foot AutoZone Distribution Center in early 2025, creating approximately 280 new jobs. In Madera, Ross Dress for Less opened a 28,000-square-foot store in July 2024, enhancing our retail landscape. Additionally, Calbee inaugurated a new research and development facility near Highway 99 and Avenue 20½, further diversifying our industrial base. Infrastructure improvements are also underway. The California Department of Transportation (Caltrans) has initiated a \$180 million project to upgrade a congested section of Highway 41 between Avenue 10½ and Avenue 15. Construction is scheduled to commence in the second quarter of 2026, aiming to ease notorious traffic jams in the area. Additionally, the South Madera 6-Lane project proposes to break ground in June of 2026, to widen State Route 99 from just north of Avenue 7 to Avenue 12, enhancing goods movement, traffic flow and safety. Madera County also serves as home to two master-planned communities—Tesoro Viejo and Riverstone—that continue to shape the residential and commercial landscape of southeastern Madera County. Tesoro Viejo, a 1,600-acre community, has built over 1,000 of its planned 5,190 homes and offers resort-style amenities, including a clubhouse, parks, and trails. A new travel center featuring a convenience center including a Jamba Juice, and a car wash is set to open by Spring 2026. Across Highway 41, Riverstone spans 2,000 acres with eight distinct districts and plans for 6,578 residences at build-out. The community boasts multiple clubhouses, parks, and the Riverwalk retail destination. To support its growth, a \$25 million water treatment plant is under construction, expected to be completed by the end of 2025. Additionally, Madera County approved a \$14 million funding agreement in Spring 2025 for a new fire station in the Riverstone area self-funded by this development. With these developments and the unwavering commitment of our residents and business leaders, I am confident in Madera County's economic future. God Bless!

—Rob Poythress



MESSAGE FROM THE EXECUTIVE DIRECTOR

It has been an honor to serve as Executive Director of the Madera County Economic Development Commission during a period of dynamic growth and progress across our region. Since taking on this role, I've had the privilege of collaborating with community leaders, business partners, and public agencies to drive strategic initiatives that reinforce Madera County's economic foundation. Madera County is experiencing significant housing growth. According to a report from the California Department of Finance, the county's housing growth rate of 2.7% from 2024 to 2025 was the highest among all counties in the state, making Madera the #1 fastest-growing county in California by housing unit growth. We've also seen the long-anticipated reopening of the Madera Community Hospital and the opening of the new Madera County Food Bank location. The launch of the North Fork Mono Casino, and ongoing growth in the southeastern part of the county, including the announcement of a Raley's O-N-E Market in Riverstone's Riverwalk development and Valley Children's planned installation of the largest renewable energy microgrid of any pediatric healthcare institution in the United States, all point to Madera's emergence as a destination for diverse business investment. As Executive Director, my responsibility is to help establish the conditions necessary for sustainable economic growth. I am focused on attracting new investment and maintaining Madera County as a place where economic opportunity aligns with a high quality of life. With coordinated efforts and strong partnerships, the county is well-positioned for continued progress.

—Kristina Gallagher



MCEDC is available to help businesses become more profitable by locating them in the geographic center of California, where all modes of distribution transportation are covered through freeways, rails, trucking, and air.

Economic Development Services—Recruitment and site selection for new businesses

Public Policy Advocacy—An advocate for infrastructure, zoning, and development issues impacting businesses and local governments

Business Advocacy—Management of the Greater Madera County Industrial Association (GMCIA)

Infrastructure Development—Collaboration with local agencies and businesses to secure funding needed for crucial infrastructure projects

SERVICES

- Retention and Expansion of Existing Businesses
- Business Consultations Regarding Tax Incentives
- Economic Research
- Administering the County Comprehensive Economic Development Strategy (CEDS)
- Public Services
- Project Assistance
- Small Business Assistance
- Business Incentive Information
- Small Business Gap Financing
- Industrial & Commercial Site Selection
- Site Tours
- Demographics
- Information on Workforce Programs

Recycling Market Development Zone (RMDZ) program combines recycling with economic development to fuel new businesses, expand existing ones, create jobs, and divert waste from landfills. This program provides attractive loans, technical assistance, and free product marketing to businesses that use materials from the waste stream for their manufacturing. All of Madera County is located within an RMDZ, so businesses within the county automatically are given the opportunity to benefit from the RMDZ program.

Foreign Trade Zone (FTZ) presents a unique opportunity for businesses in Madera. Foreign or domestic merchandise may enter this enclave without a formal customs entry or the payment of customs duties or government excise taxes. If the final product is exported from the United States, no U.S. customs duty or tax is levied. If, however, the final product is imported into the U.S., customs duty and excise taxes are due only at the time of transfer from the FTZ and into the U.S. Thus, zones provide opportunities to realize customs-duty savings by zone users.

Opportunity Zones are federal economic development tools aiming to improve the outcomes of distressed communities. They offer tax incentives to groups who invest and hold their capital in zone assets or property for at least five years and a permanent exclusion from a tax on capital gains from the opportunity investment held for ten years. Madera County has five designed census tracts included.

Workforce Development Board of Madera County focuses on enhancing the economic well-being of residents, businesses, and communities by investing in skills development and job training. The Board also supports the economic success of residents, businesses, and communities in Madera County.

Locally Administered Revolving Loan Fund is a financial tool designed to stimulate economic growth and development within Madera County. The Madera County Small Business Loan Program, and the City of Madera Revolving Loan Fund Program provides businesses with access to capital that may not be available through traditional banking channels, offering a springboard for expansion, innovation, and job creation.

Pacific Gas and Electric Company (PG&E) is committed to strengthening the economic vitality of the communities it serves through the **PG&E Economic Development Rate (EDR)**. Whether a business is launching in a new location, expanding existing operations, or navigating financial challenges, PG&E offers support to help businesses succeed.

Madera County offers competitive **Tax Rates** that support business growth and consumer affordability. As of April 1, 2025, the countywide sales tax rate in Madera County is **7.750%**, which is lower than many neighboring jurisdictions. The City of Madera has a tax rate of 8.250% and the City of Chowchilla has a tax rate of 8.750% both rates are lower than California's total average of 8.850%.

HOUSING

Madera County is poised to experience substantial economic growth in the coming years, driven by the development of multiple master-planned communities currently in various stages of planning, construction, and expansion. This trend is reflected in recent data showing that Madera County ranked as the number one fastest-growing county in California in terms of housing unit growth, underscoring the County's accelerating development pace. Notably, in Fiscal Year 24/25 alone, 1,333 Single-Family Dwelling (SFD) permits were issued in the County.

Riverstone will continue to expand both its residential and commercial development having secured the Raley's O-N-E Market as an anchor in the retail space at Riverstone's Riverwalk development. The anticipated growth in the surrounding area is already evident, as multiple Letters of Intent (LOIs) have been submitted reflecting preliminary commitments from prospective commercial partners. The master-planned community plans to have 6,578 residences at build out, as well as the expansion of its clubhouses and plans for additional outdoor recreation areas.

Tesoro Viejo, a 1,600-acre community, has built over 1,000 of its planned 5,190 homes offering resort-style amenities, including a clubhouse, parks, and trails. The Town Center is styled after a small-town main street which includes Axis Coffee Bar and Eatery, houses the Madera County Fire Station 7, as well as the Madera County Sheriff Substation.

The Preserve at Millerton Lake, has pulled 22 SFD permits between July 1, 2024-June 30, 2025.

Gunner Ranch West is a fully entitled, mixed-use proposed development located in southeastern Madera, adjacent to Valley Children's hospital campus. Plans include residential neighborhoods, parks, open space, trails, and community facilities.

Villages at Almond Grove (also known as "Village D") is in the planning and design phase with infrastructure work underway. The 1,800-acre mixed-use community located in the City of Madera, will include nearly 10,800 homes, 2.1 million sq. ft. of commercial space, parks, and school sites.

The Tozer III Pecan-Tozer Residential Project is a new single-family home community by Crown Homes, currently in preconstruction. Located on the east side of Tozer Street between Avenue 13 ½ and East Pecan Avenue, the approved Tozer III Subdivision will feature 168 homes across approximately 29 acres.

Rancho Calera is a 561-acre mixed-use community east of Highway 99 in Chowchilla, planned for up to 2,042 homes, parks, schools, commercial space, and trails. Phase one, with 140 lots, is underway and development remains active.

Orchard View by Century Communities is in progress of building a multi-phase development of approximately 203 homes within the city limits of Chowchilla.

GROUNDBREAKINGS

Outbound Hotels hosted its groundbreaking ceremony of Outbound Yosemite. This resort is an upcoming 17-acre retreat situated just minutes from the Sierra National Forest and 15 miles from the South Gate of Yosemite National Park. The property will feature 104 cabins, more than 5,000 sq. ft. of indoor and outdoor meeting areas, as well as amenities like a resort-style pool, sauna, hot tub, and cold plunge. It is set to open Winter 2025/2026.

North Fork Mono Casino



Freedom Industrial Park



AutoZone



King Husein School

North Fork Mono Casino broke ground and is now under construction. It is strategically located off Highway 99 between Avenue 17 and Avenue 18 ½. This long-anticipated development is expected to generate significant employment opportunities and will include two full-service restaurants and six quick-serve dining options. The casino is set to open Summer 2026.



Madera Unified School District broke ground on the **King Husein School**, made possible through a generous 50-acre land donation from SPAN Construction founder King Husein. The K–8 school is designed to serve nearly 1,000 students and will feature dedicated spaces for STEM, art, and music education. The school is expected to open August 2026.

Golden Valley Unified School District, in partnership with Lennar Homes, broke ground on **Canyon Creek Elementary School** in the Riverstone community. This new educational facility, offering grades TK–6, will serve the area's growing population and represents a significant investment in the future of Madera County's youth and community infrastructure. The school is expected to open August 2026.



7-Eleven Travel Center/Truck Stop broke ground on Avenue 17 just off Highway 99. The 7-Eleven convenience store and fuel station are proposed to be completed by mid-November 2025.

Yosemite Travel Center is bringing to **Tesoro Viejo** a new state of the art facility to the southeast corner of SR 41 and Tesoro Viejo Blvd. The development is designed to support both locals and visitors, enhancing Tesoro Viejo's appeal as a thriving place to live, work and enjoy. The project will feature a convenience center including both a **Jamba Juice** and a car wash. Expecting to open Spring 2026.

NEW BUSINESS

Calbee established a new R&D Innovation Center in Madera off Avenue 20 ½, bringing advanced food research capabilities and new business investment to the region. Complete with a state-of-the-art kitchen and offices accommodating up to 15 researchers, the facility will create products ranging from tortilla and potato chips to popcorn, cereal and crackers that can be certified organic, gluten free, non-GMO and kosher.

La Belle Medical Spa opened a state-of-the-art facility in the City of Madera, bringing a wide range of advanced wellness and aesthetic services. La Belle's arrival reflects the continued growth of Madera's health and wellness sector.

Imperial Jewelry celebrated its grand opening in downtown Madera, offering a curated selection of unique gold and custom pieces.

Yolis Nieves y Antojitos, a vibrant ice cream shop, celebrated their grand opening in Country Club Village in the City of Madera, making it a great addition to Madera's small business community.

Educational Employees Credit Union (EECU) opened a new on-site ATM just outside the Madera County Superintendent of Schools building, along Madera Avenue in the City of Madera.

Chowchilla celebrated the opening of a 560,000 sq. ft. **AutoZone Distribution Center** off Chowchilla Blvd. creating approximately 280 new jobs for the area.



Chowchilla city officials and the community welcomed its first ever **Jack in the Box** located off Prosperity Blvd.

Resort Life Carts celebrated their grand opening in Madera County, just off Highway 41. Recognized as California's premier custom golf cart dealer, they specialize in street-legal, fully customizable carts. Expanding their offerings, they now also provide mobile LED screens for events, solidifying their presence as a key player in the Central Valley's recreational vehicle market.

In a strategic partnership, Resort Life Carts teamed up with **Backyard Spa & Leisure**, a family-owned and operated business that opened its second location adjacent to Resort Life Carts, offering a wide variety of Jacuzzi hot tubs, swim spas, Traeger grills and more.

The Butcher Boss, also situated off of Highway 41, is a one-stop butcher shop and eatery offering fresh meat, produce, sandwiches, salads, BBQ combos, and catering services, reflecting ongoing growth near the Madera Ranchos.

The 2,364-square-foot **Starbucks** located off Avenue 12 in the Madera Ranchos has a drive-thru and is now open as of Fall 2025.

COMING SOON

Raley's O-N-E Market has been announced to soon be a part of the 61,000 sq. ft. expansion of retail space at Riverstone's Riverwalk development on Avenue 12 and Highway 41, featuring freshly prepared foods, organic products, and a café. Construction will begin in early 2026, with a grand opening planned for Spring 2027.

Valley Children's Healthcare is planning a 220-acre mixed-use and medical campus development called "**The Hill**" on its 433-acre Madera campus. The project has plans to include over 400 residential units, retail, including a grocery store, a hotel and conference center, medical office space, and trails. The project is in early planning stages, with entitlements secured and construction estimated to start by 2028.

Himat Investments is advancing a new commercial development at the southwest corner of Olive and Tozer Streets with entitlements approved and permits under review, the 2.5-acre site will include a convenience store, gas station with twelve fueling stations, and a drive-thru car wash.

Country Club Chevron & Commercial Center is a new development at the southeast corner of Adell St. and Country Club Dr., currently in permit review. Plans include a **Chevron** gas station with 12 self-serve pumps, convenience store, and a retail center featuring a drive-thru coffee shop.



HAPPENINGS

Ultra Gro, a fertilizer manufacturer and distribution company, marked its 40-year milestone with a barbecue celebration at its headquarters in the City of Madera.

Burrito King, a longstanding traditional Mexican restaurant in downtown Madera, has entered a new chapter of ownership. Sisters Maira and Erica have officially assumed leadership of the restaurant, marking the second generational transition in its 46-year history.

Vezina Industries, a popular installer for windows, fireplaces, insulation, and roofing, among home builders and homeowners across the Central Valley has relocated to 31266 Avenue 12, Madera, CA.



Minarets Crossing, a 34-acre commercial development at Highway 41 and Road 200 in Eastern Madera County includes 10 initial parcels, with four more underway, and features full utility infrastructure including public water, sewer, propane, and fiber optic service.

Freedom Industrial Park has completed construction of a new 50,000 sq. ft. building at the northwest corner of South Pine St. and Independence Dr., with tenant improvements now underway.

WHSE Partners' ±144,300 square foot small bay industrial property in Madera is available for sale. The four building project is near full occupancy of mostly small businesses.

EXPANSIONS

Madera County Food Bank opened a new 21,700 sq. ft. warehouse off Highway 99 and Avenue 13. This expansion was thanks to a \$500,000 American Rescue Plan grant that significantly enhanced refrigerated and freezer storage capacity to meet rising demand.

California Custom Processing has completed a 53,000 sq. ft. industrial expansion at the northeast corner of Aviation and Condor Drives, enhancing its manufacturing capabilities.

HEALTHCARE

Madera Community Hospital officially reopened, marking a major milestone in restoring local access to healthcare and supporting the well-being of the community.

Valley Children's Healthcare broke ground to develop the largest renewable energy microgrid for any pediatric healthcare institution in the United States, ensuring uninterrupted care for patients, even during power outages.

A new 11,160 sq. ft. **Camarena Health** facility is under construction in the Madera Ranchos off Avenue 12. The facility will offer medical, dental and behavioral health services, it is expected to open Spring 2026.

Camarena Health has also opened an new all-inclusive senior health care facility off of Almond Ave. The center offers medical, behavioral health, memory care, pharmacy, and other supportive services.

PUBLIC IMPROVEMENTS

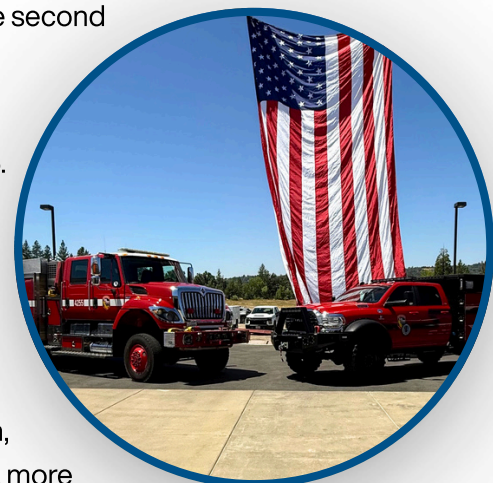
Caltrans has initiated a \$180 million project to upgrade a congested section of **Highway 41 between Avenue 10 ½ and Avenue 15**.

Construction is scheduled to commence in the second quarter of 2026.

The Rio Mesa Boulevard project, a 2.3-mile segment of new roadway connecting Avenue 12 to the Tesoro Viejo community is scheduled for completion April of 2026.

The new **Fire Station 11 in North Fork** houses fire services, a Sheriff's substation and EMS operations all under one roof. This strategic collaboration brings an additional Cal Fire engine to the North Fork area, enhancing fire protection and improving response times, particularly in areas at high risk for wildland fires.

The County is conducting the **Oakhurst Mobility Study** to improve roadway design, enhance safety and evacuation routes, and support economic growth by creating a more



Madera Community Hospital



Valley Children's Healthcare - Microgrid

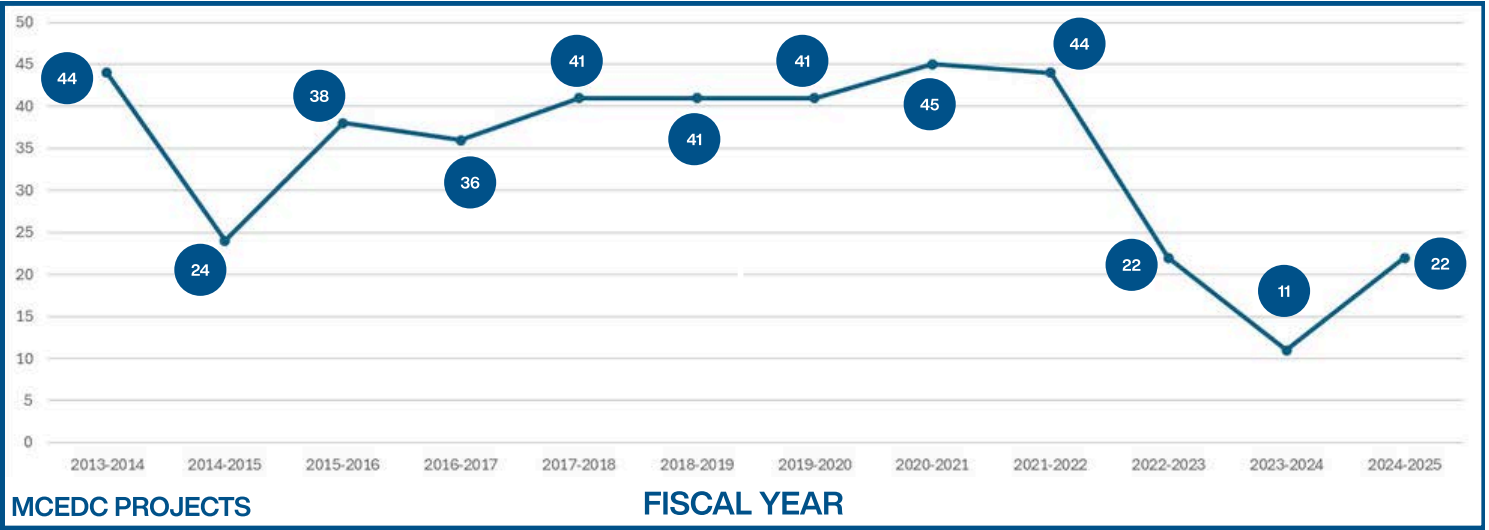
Valley Children's Healthcare



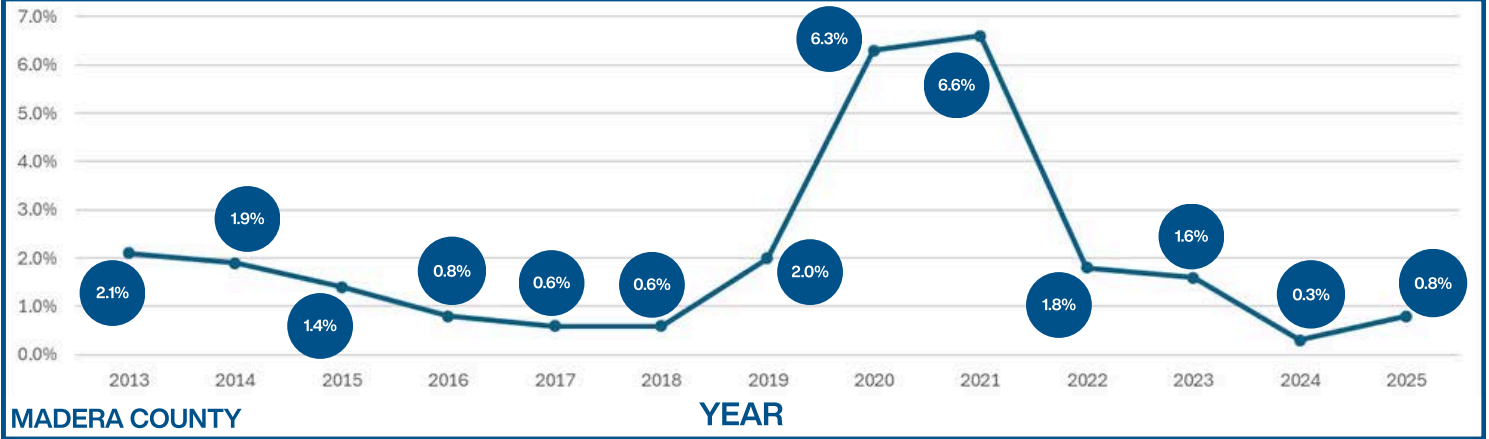
Camarena Health

Market Overview

The Madera industrial market remains strong and highly competitive, with vacancy rates dropping to 0.8%, well below the 5-year (3.1%) and 10-year (2.1%) averages. Only 140,000 square feet are available (1.4% availability), with 56,000 square feet underway versus the 10-year average of 150,000. Limited supply and sustained demand continue to highlight Madera County's appeal for industrial users. In the retail market, Madera's retail vacancy rose to 5.7% in Q3 2025, up 1.7% over the year, exceeding the 5- and 10-year averages of around 4%. MCEDC continues to be actively engaged in discussions with a diverse range of businesses exploring opportunities in Madera County and its two cities. These include companies considering establishing a presence in the area, those planning to expand existing operations, and others seeking strategic guidance to chart the most effective path for future growth and development.

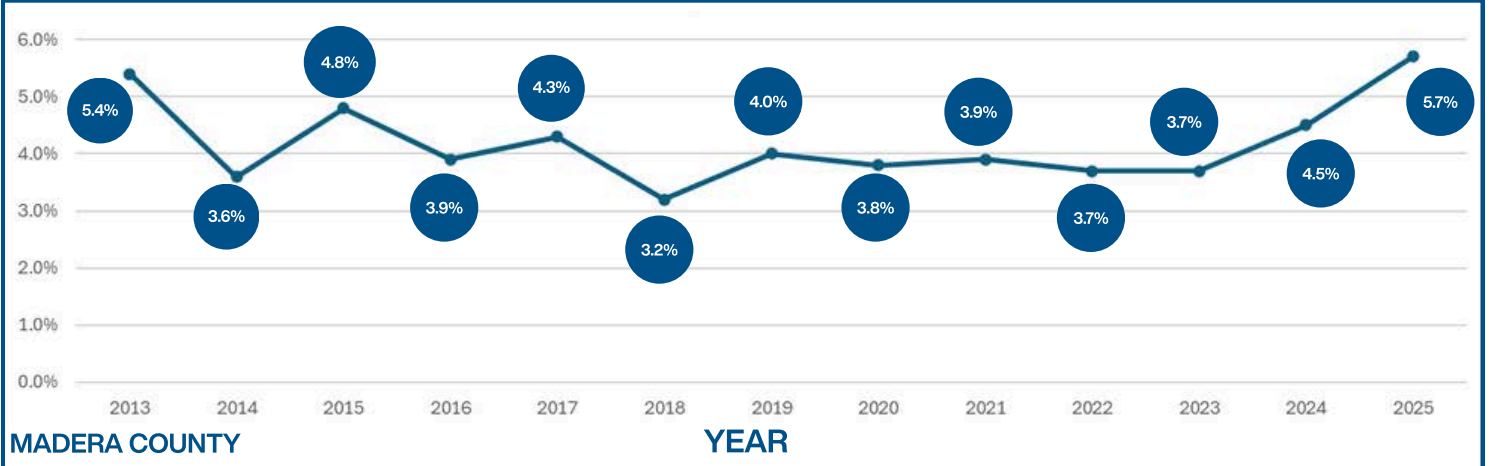


Industrial Vacancy Rate



Source: CoStar

Retail Vacancy Rate



Source: CoStar

LOCAL BUSINESS HIGHLIGHTS

At MCEDC, we are committed to supporting and promoting local businesses as part of our ongoing efforts to strengthen the regional economy and showcase the entrepreneurial spirit in our communities. Throughout the year, we have highlighted several local businesses across Madera County and the Cities of Madera and Chowchilla to raise public awareness and promote their services within the community. Listed below are the businesses we have highlighted this year:

MADERA COUNTY BUSINESSES

- Go Play Party Zone
- Yosemite Pie Company
- Oakhurst Giftworks
- Mountain Elderberry Co.
- Sbrega Electric

CITY OF MADERA BUSINESSES

- Valley Stealz
- Zabe Mortgage
- Adult Day Care of Madera
- Compa Franks

CITY OF CHOWCHILLA BUSINESSES

- Mario's Traditional Mexican Food
- Behind the Barn Door
- The Sweet Lemon Shack
- Be Sweet and Treats

If you or someone you know has a suggestion for a small business highlight on our social media platforms and monthly newsletter, feel free to contact us. Please note that the final selection of the featured businesses is at the discretion of MCEDC.

OVERVIEW

The Madera County Economic Development Commission (MCEDC) is a **Joint Powers Authority** comprised of the **County of Madera**, the **City of Madera**, and the **City of Chowchilla**. Commission members represent the **Chambers of Commerce** within **Madera County, Board of Supervisors, City Councils, Workforce Development Board, Industrial and Public Utility** sectors.

MARKETING

- Small Business Assistance: 9
- Marketing Missions: 3
- Trade Shows/Conferences: 5
- Comprehensive Economic Development Strategy (CEDS)
- Website property database
- Annual Report
- Ribbon Cutting & Ground Breakings
- E-Biz Monthly Newsletter
- Social Media:
 - Facebook
 - Instagram
 - LinkedIn
 - X (Twitter)

AFFILIATIONS

- Governor's Office of Business and Economic Development (Go-Biz)
- Greater Madera County Industrial Association (GMCIA)
- Workforce Development Board of Madera County
- Eastern Madera County Foundation

MEMBERSHIPS

- California Central Valley Economic Development Corporation (CCVEDC)
- Society of Industrial and Office Realtors (SIOR)
- Team CA
- Commercial Real Estate Development Association (NAIOP)
- California Association of Local Economic Development (CALED)
- International Council of Shopping Centers (ICSC)
- Madera Chamber of Commerce
- Bass Lake Chamber of Commerce
- Chowchilla Chamber of Commerce
- Coarsegold Chamber of Commerce
- Golden Valley Chamber of Commerce
- North Fork Chamber of Commerce
- Oakhurst Chamber of Commerce

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John McCann

INDUSTRY-AT-LARGE

Robert Barnes

PUBLIC UTILITY

Maiknue Vang

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Kristina Gallagher

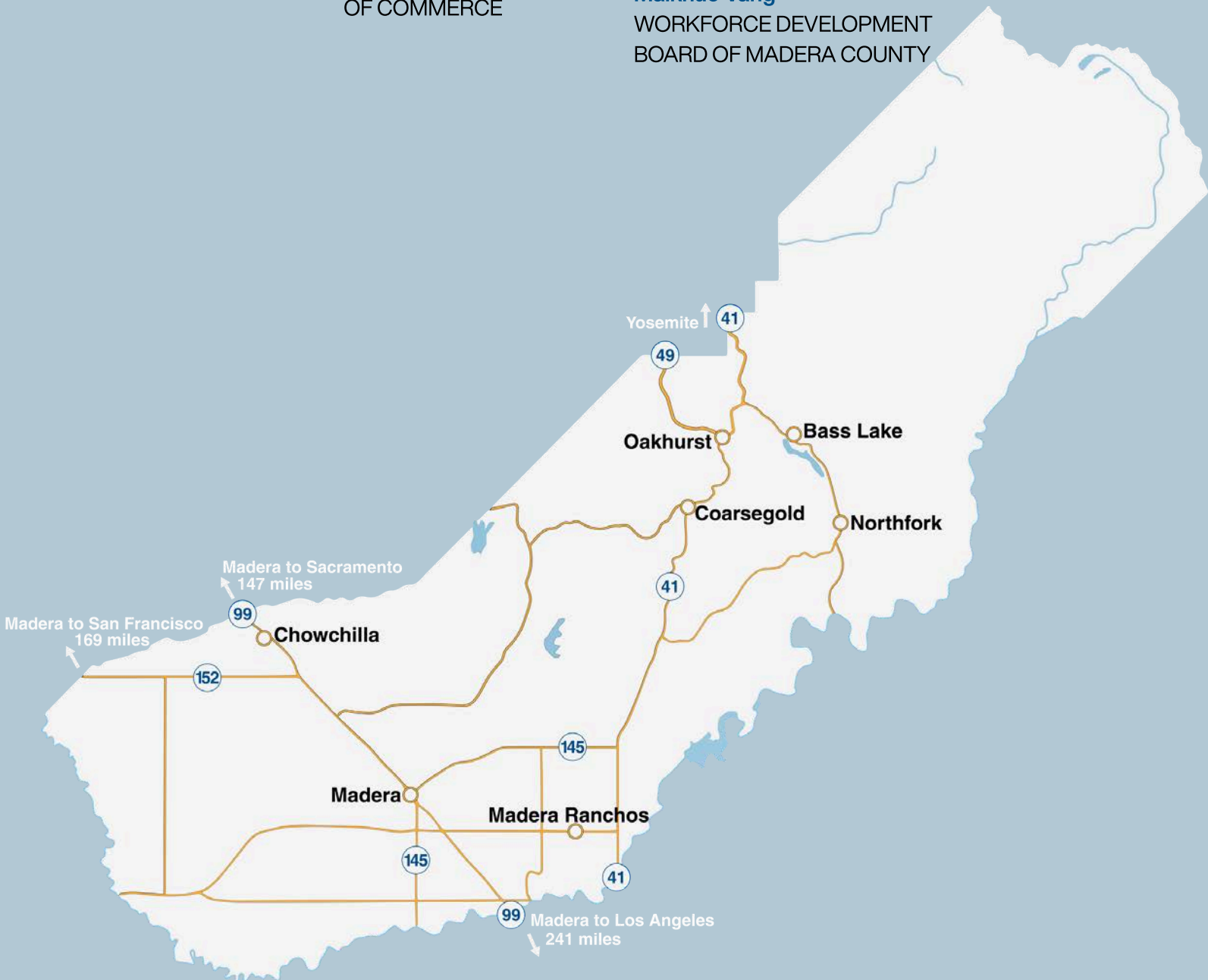
EXECUTIVE DIRECTOR

Elena Estrada

BUSINESS DEVELOPMENT
& MARKETING MANAGER

Lois Leonard

BUSINESS ASSISTANCE
& OFFICE MANAGER



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