

INSIDE THE
AGBARA
ESTATE

A LandAfrique Quarterly Newsletter

Q2 2026

**Powering
Industry.
Building
Community.**

AGBARA LOGISTICS HUB

TEMPORARY TRUCK PARKING FACILITY

Plot B1/1 & 2 Lagos Road, Agbara Estate

 Facility Management Provided by AFM.



Toilet and Washroom



Food Court



Workshop/Service Bay



Lighting



24hr Security Provided by ASPS



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WELCOME ADDRESS



Dear Residents, Partners, and Stakeholders.

Welcome to another edition of the Agbara Estate Newsletter.

As we move further into the year, we are pleased to share the significant progress being made as we continue our journey toward a more modern, efficient, and sustainable Agbara Estate through the execution of the Agbara 2.0 vision.

Across the estate, we are advancing key infrastructure improvement projects, enhancing security systems, upgrading essential services, and implementing initiatives designed to improve the overall experience of residents, businesses, and visitors. These ongoing investments reflect our commitment to maintaining The Agbara Estate's position as Nigeria's leading mixed use industrial, commercial and residential estate.

Our vision extends beyond today's improvements. We are laying the foundation for a smarter, safer, and more resilient estate that will support future growth, attract new investment, and create greater value for everyone within our community.

The progress we are making would not be possible without the continued support, collaboration, and trust of our residents, tenants, investors, and partners. Together, we are shaping the next chapter of The Agbara Estate's development.

Thank you for being part of this journey.

Warm regards,

Tunji Lawson

Managing Director, LandAfrique Group.

THE QUARTER IN REVIEW



Infrastructure

Major infrastructural upgrades around residential and industrial spaces in Agbara.



Security

We are glad to report that there were no major incidents in the past Quarter.



Community & Environment

We remain committed to the goal of creating an environment that supports not only economic activity, but also improves quality of life



FEATURE

How The Agbara Estate is Powering Industrial Growth in Southwest Nigeria



Nigeria's industrial future has an address. Positioned along the Lagos-Badagry corridor in Ogun State, and less than 40 minutes from Africa's largest commercial city, lies The Agbara Estate.

Spanning more than 450 hectares across Ogun State, what began as a planned estate in the 1970s has evolved into a zone hosting over 200 active companies, including multinationals like Nestlé, Unilever, and Reckitt, names whose products sit on shelves in homes across the continent. For Nigeria, Agbara is not just the location; it is a statement of industrial intent.

The Numbers That Tell the Story

Between 2014 and 2017, Ogun State attracted more than 70 percent of all manufacturing investments in Nigeria - a remarkable concentration that cemented the estate's role as the country's premier industrial address. For context, in the year 2014 alone, ₦515 billion of ₦692 billion invested nationally in manufacturing went to Ogun State. The estate is also, by some accounts, the richest revenue-generating zone in the state, contributing billions in taxes and royalties to the Ogun State government annually.

75% of Nigeria's total manufacturing investment in 2014 flowed into Ogun State.

What It Means for Residents

For the people of Agbara, the estate has been an inheritance. Employment is the most visible gain. Surveys show that 78 percent of Agbara residents cite job opportunities as the primary reason they moved there, with firms in the estate employing up to 2,000 workers directly.

Property values too have climbed steadily. A three-bedroom flat that commanded a ₦150,000 per annum rent at 2008, has increased to between ₦1.5M and ₦2.5M, driven largely by demand from workers and businesses tied to the estate.

The estate has also anchored a broader urban ecosystem: banks, schools, markets, and healthcare facilities have followed the industrial footprint, turning what was once a village into a functioning town.



The Road Ahead

Experts predict that with the right incentives and sustained infrastructure investment, Agbara could become one of West Africa's largest industrial hubs. A realistic ambition given the estate's existing gravity. Eight out of every ten new businesses entering Nigeria, according to recent data, are setting up in Ogun State. Agbara remains the jewel at the centre of that story.

THE AGBARA 2.0 VISION



Sewage Treatment Upgrade



Reliable Power Supply



Improved Mobility



Digital Infrastructure



Security Enhancements

How Southfields Estate Fits into a New Urban Vision

For decades, The Agbara Estate has stood as one of Nigeria's most ambitious integrated communities. A place where industry, commerce, and residential life coexist within a structured environment designed for growth. Today, that legacy is entering a bold new phase.

Through the ongoing Agbara 2.0 transformation, the estate is evolving into a more connected, modern, and future-ready destination for living, working, and investing.

At the heart of this evolution is Southfields Estate by Aspire Homes. A residential development designed not just to provide housing, but to create a better everyday living experience for families, professionals, and future homeowners.

More Than Homes. A Vision for Better Living.

Many homebuyers want secure environments, reliable infrastructure, shorter commutes, cleaner surroundings, and communities where families can truly thrive. Southfields Estate was conceived with these realities in mind.



The estate combines thoughtfully designed 2-bedroom and 3-bedroom bungalows with infrastructure that supports long-term comfort and stability. Fully paved roads, proper drainage systems, reliable power supply backed by gas and solar solutions, fibre-optic internet connectivity, landscaped green areas, and estate-wide security are all part of the vision being brought to life.

But beyond the infrastructure lies something even more important: the idea of community.

THE RISE OF AGBARA 2.0

Designed for Families, Professionals, and Everyday Living

A home should do more than provide shelter. It should support the rhythms of daily life. From quiet evenings after work to safe spaces where children can grow, play, and build friendships. Southfields Estate has been planned around this philosophy.

The development's green spaces, recreational areas, and secure environment are designed to encourage healthier, more balanced living. Families can enjoy the confidence that comes with organised infrastructure and verified ownership, while professionals benefit from proximity to major industrial and commercial hubs without sacrificing comfort or convenience.



A Community Connected to the Future

Southfields Estate also benefits from its strategic location within one of West Africa's most important growth corridors. Positioned along the Lagos-Badagry Expressway and linked to future regional infrastructure projects, the area continues to attract attention as a hub for commerce, mobility, and investment.

Yet even with these growth opportunities, the true value of Southfields Estate lies in the everyday experiences it hopes to create. Waking up in a secure environment, living within a connected community, and building a future in a place designed for long-term sustainability.

As work progresses on-site, Southfields Estate represents more than another residential project within Agbara. It represents a broader shift toward intentional urban development, one that prioritizes not just structures, but people.

In many ways, this is what Agbara 2.0 is truly about: preserving the legacy of a historic estate while building communities that reflect the aspirations of a new generation.

And for Southfields Estate, that journey has already begun.

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LET US HELP

SELL YOUR BRAND

ADVERTISE WITH US

RATES

Advert Size / Format	Black & White (₦)	Colour (₦)	Notes
Full Page	190,000	285,000	Premium visibility
Half Page	90,000	165,000	Mid-tier option
Quarter Page	70,000	100,000	Cost-effective
Small Column Ads	50,000	75,000	Classified style
Special Formats	140,000	200,000	Custom sizes



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KEY NUMBERS

6,500 Ha

TOTAL LAND
AVAILABLE

₦16,000

PRICE PER
SQM



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KEY FEATURES



Solar-Powered
Clean Energy



Schools, Clinics &
Parks



Smart Home
Technology



Agribusiness
Hub



Golf & Wellness
Centres

RESIDENTIAL ZONES

AVAILABLE LAND IN ZONE A
912 Hectares

AVAILABLE LAND ZONE B
689 Hectares

PRICE / SQM

₦16,000/sqm

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ASPIRE SECURITY & PROTECTION SECURITY SERVICES ASPIRE FACILITY MANAGEMENT

From Estate Services to Industry Standards



As communities and businesses continue to evolve, the expectations placed on essential support services are changing rapidly. Today, modern environments require more than physical infrastructure alone; they depend on efficient facility management, responsive security systems, and operational structures that support everyday life seamlessly.

Within The Agbara Estate, these services have long played a quiet but critical role in sustaining one of Nigeria's most established industrial and residential ecosystems. Now, two of those long-standing service providers are entering a new phase of growth and transformation.



For years, both organisations have operated within the unique environment of the estate, a large, integrated community where industrial operations, commercial activity, and residential life coexist daily.

Having built this operational experience within one of Nigeria's most established integrated estates, both organisations are now positioned to extend their services beyond Agbara into other estates, corporate environments, industrial facilities, and growing urban developments.

This next phase aligns closely with the broader transformation happening across the Agbara ecosystem itself, where renewed investments in infrastructure, residential development, and operational efficiency continue to shape a more future-ready environment.



BUSINESS SPOTLIGHT - ASPIRE FACILITY MANAGEMENT



At the heart of a well-functioning estate is the quiet efficiency of those who keep everything running seamlessly. Aspire Facility Management plays that critical role within The Agbara Estate, delivering essential services that support both industrial operations and residential comfort.

Aspire Facility Management (AFM) provides a comprehensive range of services, including estate maintenance, infrastructure management, waste management, and environmental services. With a strong focus on operational excellence, the company ensures that roads, utilities, and shared spaces across the estate are consistently maintained to the highest standards.

Beyond maintenance, AFM is committed to creating a safe and sustainable environment. Through proactive systems, responsive service delivery, and continuous improvements, the company contributes significantly to the overall quality of life within The Agbara Estate.

Impact at a Glance:

- Enhancing day-to-day estate operations
- Supporting businesses with reliable infrastructure
- Promoting a cleaner, safer, and more organised environment

Through its dedication and expertise, Aspire Facility Management continues to be a vital partner in shaping the Agbara experience.



“Our goal is simple. To create an environment where businesses can thrive and residents can live comfortably, knowing that every detail is being taken care of.”

*- Moshood Oyebode
General Manager, Aspire Facility Management.*



INFRASTRUCTURE & SECURITY

The Agbara Estate continues to witness steady improvements across critical infrastructure and security systems as part of ongoing efforts to maintain a safer, more functional, and future-ready environment for residents and businesses.

Major upgrades have commenced on the estate's central sewage infrastructure, reinforcing the commitment to improved sanitation and long-term environmental sustainability across the community. In addition, road rehabilitation and light pole repairs are currently ongoing around the Phase 3 Industrial and Residential axis to improve mobility, safety, and visibility within the estate.

Further developmental work has also continued along Lagos Road and the Phase 3 axis, where light poles have been restored and general environmental improvements carried out. At Southfields Estate, site development activities are progressing steadily alongside broader environmental enhancement efforts within the surrounding area.



INFRASTRUCTURE & SECURITY



On the security front, the estate recorded no major security incidents during the past quarter, a reflection of the continued vigilance of security personnel and the cooperation of residents and businesses within the community.

To further strengthen visibility and reduce potential security risks, trees obstructing key vantage points and patrol sightlines across the estate have been removed.

Residents are however advised to continue supporting ongoing security efforts by avoiding overnight street parking and ensuring vehicles are parked within gated premises. This allows security patrol teams to maintain clearer visibility of roads and surroundings during night operations.

Residents are also encouraged to keep their exterior security lights switched on at night to improve visibility and minimize blind spots around homes and streets. Together, these collective efforts continue to support The Agbara Estate's vision of a safer, cleaner, and better-connected community for all.



THE PEOPLE OF AGBARA BUILT ON INDUSTRY, SUSTAINED BY COMMUNITY



“Our business has been in existence since 1970, and we've been operating successfully here in Agbara Industrial Estate. We have less security issues and the facility for residential in the estate has helped us to ensure that most of our key employees are domiciled close to the business.”

For many people, The Agbara Estate is known as one of Nigeria's foremost industrial hubs. But, beyond the factories, warehouses, and growing infrastructure lies something even more important, a community where people have built careers, raised families, and created lasting businesses over decades.

For Mr. Greg Una, former HR Manager at Beta Glass, Agbara's long-standing structure and stability have been central to the company's operations since the 1970s.

His experience reflects one of the defining strengths of The Agbara Estate: the integration of industrial activity with residential living. The ability for professionals and business owners to live close to where they work has contributed to improved convenience, operational efficiency, and a stronger sense of community within the estate.



THE PEOPLE OF AGBARA BUILT ON INDUSTRY, SUSTAINED BY COMMUNITY



"I've lived with my family in Agbara Estate for over 30 years now, and about 10 years ago we started this business on the industrial axis of Agbara Estate. We've been doing well and we've not experienced any hitch of any kind and God has been helping us."

For Mrs. Esther Dumebi Hassen, Managing Director of Oasis and Hospitality Services Limited, Agbara represents more than a business location, it is home.

Stories like these highlight the human side of Agbara's growth over the years. What began primarily as an industrial hub has steadily evolved into a more complete living environment. One where businesses can thrive alongside families and long-term residents.

As ongoing developments under the Agbara 2.0 vision continue to improve infrastructure, security, and residential opportunities across the estate, the goal remains clear: creating an environment that supports not only economic activity, but also quality of life.

Because at the heart of every thriving community are the people who live, work, and grow within it.





Home Is More Than Four Walls

Southfields Estate offers reliable roads, proper drainage systems, and round-the-clock security. With access to fibre internet, power, and green spaces, comfort is guaranteed.



2-Bed Bungalow

Initial Deposit **₦17.99M**
Full Price – **₦59.99M**

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INSIDE THE AGBARA ESTATE

