



# Kwara State: Impact Investment

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Urbanization through harnessing industrialization

# Preface

Showcasing investment and development opportunities in Kwara State.

Relevant information on investment opportunities across sectors includes; Agri-Business, Solid Minerals and Mining, Energy, Industrial Economic Zones, Manufacturing, Hospitality, Transportation, Education, Information Technology, and Professional Services.







# Kwara.

An emerging global commercial hub for the 21<sup>st</sup> century



36,825 km<sup>2</sup> (14,218 sq mi)  
Landmass



Agro-allied economy with  
great export potential



Regional Border with  
Republic of Benin

## Economic Facts:

- + GDP: \$3.7 Billion (GDP)
- + Internally Generated Revenue (2020): \$42 Million
- + GDP Per Capita: \$1,104
- + IGR Per Capita: \$10 (7th highest, 2021)
- + Population: 3.4 Million
- + Skilled Workforce: 2 Million
- + Kwara Free Trade Zone
- + 500,000 Hectares Arable Land
- + Kwara is the 8th least indebted state in the federation (2021).
- + Low risk - politically and economically stable
- + A balanced and future oriented state budget
- + High potential investment opportunities
- + Competitive human capital
- + Excellent tropical climate
- + Secure and safe

# Why Kwara?



## Abundance of Natural and Mineral Resources

- + **500,000+** hectares of uncultivated arable land with River Niger water access
- + Energy sources such as solar irradiation and hydroelectric water capacity
- + Mineral resources such as gold, limestone, marble, feldspar, clay, kaolin, quartz and granite rocks



## Young, Skilled and Competitive Labour Force

- + Home to top higher learning research institutions and best education system
- + International Aviation College
- + 65% educated young populace
- + World class innovation and technology hub



## Strategic Geographic Location

- + Strategic trans-boundary State located in-between thriving commercial hubs of Western (Lagos and Ogun) and Northern (Kaduna and Kano) Nigeria
- + Rightfully positioned for trans-border commerce to key African markets to drive implementation of the **African Continental Free Trade Agreement**



## Access to Markets and Destinations

- + Railway transport connectivity to port destinations for exports
- + An international airport, with cargo terminal
- + Interconnecting road transport network to foster trade and commerce



## Policy Reforms Supporting Development and Partnerships

- + Favourable international development agency and bank partnerships
- + Ongoing private sector partnerships and continuous collaboration

## PARTNERSHIPS

- + **United Kingdom Department for International Development**
- + **United States Agency for International Development**
- + **German Development Agency**
- + **Canadian International Development Agency**
- + **Economic Council of West African States,**
- + **Africa Finance Corporation**
- + **African Development Bank**
- + **The World Bank Group**

A young green seedling with two leaves growing out of dark brown soil against a blurred green background. The seedling is positioned on the left side of the frame, with its stem and leaves clearly visible. The background is a soft, out-of-focus green, suggesting a natural environment. The text "Investment Opportunities" is overlaid on the right side of the image in a white, serif font.

# Investment Opportunities



# 1. Ilorin Industrial Park Project

## + QUICK FACTS

### Location

Asa (15 mins from airport)

### Sector

Agro-Allied

### Total Site Area

200 ha

### Value

\$45,000,000

### Developer

Seeking Development Partner(s)



Located in Idi Emi Village, long Route A1, between Ilorin and Ogbomoso Expressway. A 200 ha brown field site ideally suited for growing manufacturers, warehouse and distribution operations and large office occupiers.

The site will provide high quality employment space, and act as a hub to support the growth strategies for some of the area's ambitious businesses. It will attract inward investors and local companies who want to upscale and remain internationally competitive.

Ilorin Industrial Park is in very close proximity to large scale businesses in Ilorin, with other retail and essential facilities nearby. The site is approximately 10 minutes from the the Ilorin International Airport

## OPPORTUNITY

The site offers the opportunity to develop high quality workspace for expanding business, through the development of new fit for purpose, high quality Business Park. It is capable of accommodating expanding businesses by providing much needed grow-on space. These include;



Crop Storage and  
Processing



Human Food  
processing and  
preservation



Beef, dairy processing  
and packaging



Supply Chain  
Management



Fruit processing and  
juice production



Beverages and  
confectionery



Animal Feed  
production



Garment  
production



## 2. Kwara International Farms Limited (KIFL)

### + QUICK FACTS

**Location**

Malete

**Sector**

Agro-Allied

**Developer**

Seeking Development Partner(s)

**Value**

\$12,000,000

# A dairy processing plant operating a ranching system for the purpose of easily aggregating dairy products around the state

With the depletion of fodder for migrant Fulani cattle breeders, and quagmire in resolving the clashes cattle breeders and farmers presents an opportunity for KIFL which operates a ranching system of cattle breeding. company is located.

## Opportunity:



**Annual Return on Investment (ROI)**



**52.4%**



**Internal Rate of Return**



**59.6%**



**Net Present value - (~\$30million)**



**Payback period - 5.1 years**

## Services:

KIFL seeks to differentiate itself as the foremost dairy products manufacturer in Nigeria. Other products and services produced by KIFL are as follow:

1. Renewable Energy production and distribution
2. Cold Room Services
3. Feed and Fodder production

As it grows it will take on people and expand into related markets and services. It will also look for additional leverage by producing Custard and Casein in the nearest future.

## Products Include:

1. Milk
2. Yoghurt
3. Butter
4. Cheese
5. Ice Cream
6. Custard
7. Casein
8. Solar Electricity Distribution
9. Cold Room Services
10. Feed and Fodder production





# 3. Ilorin International Conference Centre (IICC)

## + QUICK FACTS

### Location

Ilorin

### Sector

Hospitality

### Developer

Seeking Development Partner(s)

### Value

\$40,000,000 (out of which Government has already spent close to \$8,500,000)



Located in the heart of Ilorin, the IICC is suitable for a mixture of uses; residential accommodation, event centre and commercial units

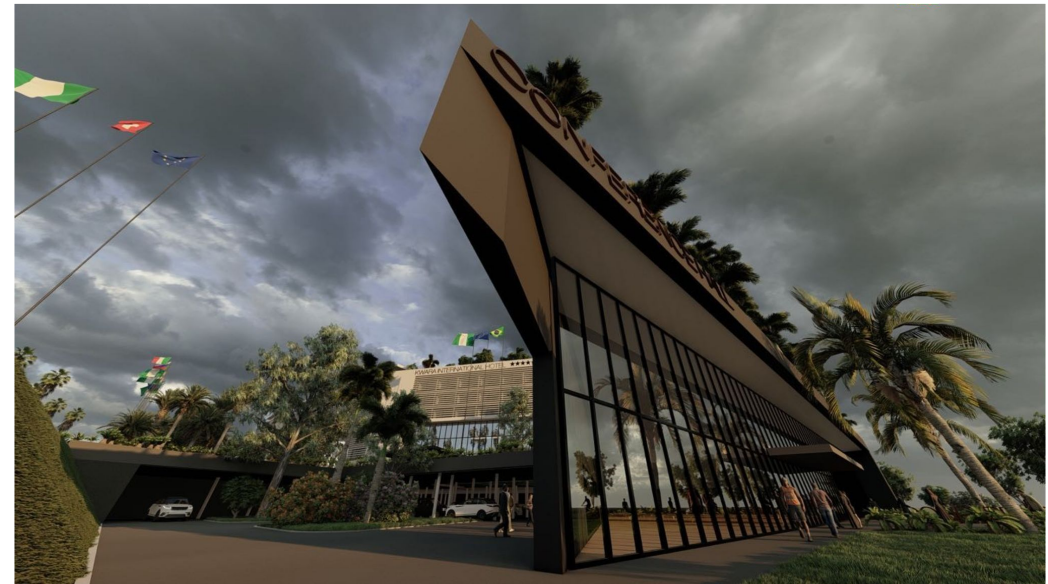
Our purpose in this sector is to support in casting light upon Kwara historic, rich cultural heritage to the world, while providing viable recreational investment opportunities to the top hospitality industry players.

The foremost Ilorin Conference Centre is a world-standard Event Centre is situated on a large expanse of land in a serene, quiet and secure environment in the Government Residential Area of the state capital. The Centre has a Hotel attached to it to provide a hospitable abode for its guest

The State seeks to explore partnership with notable global and regional hospitality brands for redevelopment of the hotel into 4- and 5-star standards.

## Opportunity

- + Conference Centre Site Area - **4,000.00 m<sup>2</sup>**
- + 7 Conference Rooms ranging from **200 - 3000 people**
- + Kwara International Hotel - **200 Rooms**
- + 2 Tennis Courts
- + Roof Garden and Swimming Pool - **500.00 m<sup>2</sup>**





# Innovation Hub

The Ilorin Innovation Hub is a planned ICT Centre that will facilitate the growth of technology in Kwara State and encourage the youth in the state to gain skills needed for the modern global workforce. It is a state-of-the-art facility built by the State Government and occupied by private sector technology-related companies who each have their mode of operations but will all have the common goal of promotion and growth of modern technology among the youth in Kwara State.

As the sector is yet to be saturated, we call for an accelerated roll-out of robust, cost-effective broadband connectivity to increase financial inclusion and eCommerce activity. In an effort to drive the urban to rural broadband connectivity, Kwara made a policy slashing the Right of Way (RoW) fee for telecommunications firms (telcos) from N5,500 per linear metre to N1 per kilometre of broadband fibre optic — the 2nd lowest in Nigeria.

# Innovation Hub



Kwara has set up a 10 million USD innovation fund with 250 thousand USD contribution, to show commitment to the technology start-up ecosystem, social inclusion of young entrepreneurs and welcome transformative investments in developing the knowledge-based economy of the State.



Here, young and skilled technology entrepreneurs can come together, brainstorm ideas, channel creativity to develop global standard systems and receive business support.



The Kwara Innovation hub will cater greatly to healthcare technology, Agri-technology, education technology, software engineering, business process outsourcing services and solutions.



Areas of collaboration may include; commercialization of the innovation hub through target tenants, international and local companies, universities, future entrepreneurs and affordable sustainability and eco-solutions experts.



# Opportunities:



**Broadband Infrastructure Investment** for expedited growth in economic activities, significant investments must be made in telecommunications infrastructure, fibre-optic broadband and satellite communications, to provide increased connectivity, reliability, coverage and access.



**New Technologies** investments in the inception stages of technology-driven companies, who create new and innovative applications that offer the solutions to consumers, businesses and governments around the world



**IT Services** - Early stage and venture capital investments into organized technology companies. This may be focused in the areas of software engineering, artificial intelligence, blockchain and enterprise solutions, which would provide profitable returns.



**Business Process Outsourcing** facilities inclusive but not limiting to customer service call centres.



**Privatisation and Commercialisation** - assisting government projects in privatisation, pre-privatisation and commercialisation, mapping out programmes for state-intervention in areas of market collapse, adopting and applying a legal standard environment promoting globalisation and competition.



# Solid Minerals and Mining

A large yellow mining truck is shown from a side-rear perspective, carrying a heavy load of dark, jagged rocks. The truck is on a dusty, unpaved road in a mining environment. The background shows a steep, rocky hillside. The title 'Solid Minerals and Mining' is overlaid on the top right of the image in a large, white, serif font.

Kwara State is endowed with a wide-variety of natural resources needed to satisfy the diverse industry needs for energy, construction, pharmaceuticals, cosmetics, automotive, electronics and many more. Global trends on solid minerals extraction show a phenomenal increase in demand for metallic and industrial minerals.

Solid minerals are still largely treated as a cottage industry in the State. As such, its potential as a high economic value contributor remains untapped.



# Policy Alignment: Integrating the Solid Minerals and Mining sector into national source for economic development

The State is open to joint ventures and partnerships with willing investors to drive exploration of abundant mineral resources.

Redesign for effectiveness in this sector will facilitate the ease of acquiring and managing licenses, acquiring mining and quarry leases and help with State asset Utilization.

Among the solid minerals spatially distributed all over Kwara, three categories hold promising- value for further exploration and commercial development due to their potentially large reserves, which are;



## **Industrial minerals:**

- + marble/dolomite,
- + kaolin,
- + silica sand,
- + quartz,
- + granites,
- + talc
- + feldspar



## **Metallic ores:**

- + gold
- + cassiterite
- + columbite
- + tantalite
- + rare-earth metals



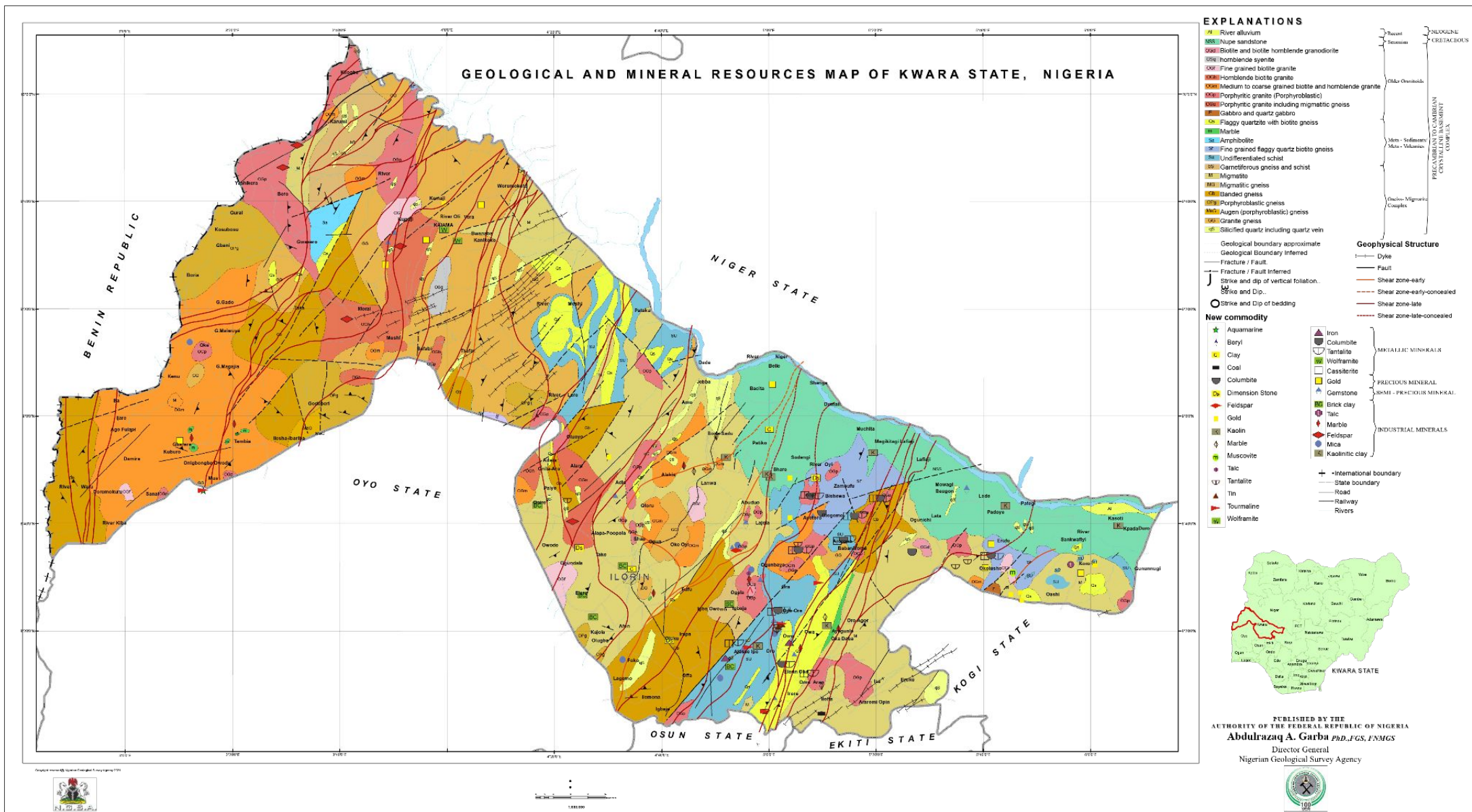
## **Gemstones:**

- + tourmaline
- + aquamarine
- + sapphire
- + emerald
- + amethyst
- + beryl

## **Five mining districts proposed for investors:**

1. Kaiama metallic ore mining (gold, cassiterite, columbite, tantalite, rare earth metals and gemstones) - River Moshi supported;
2. Alagbede (Moro LGA) metallic ore mining district (gold and associates) – Rivers Weru and Awun supported;
3. Elebu/Igporin industrial/metallic mining district (marble and pegmatite ores) – River Oshin supported;
4. Kajola-Oreke industrial mining district (marble) – River Oro supported;
5. Egboro-Deshi-Okalam metallic/industrial mining district (gold and associated pegmatites, talc) – River Kampe supported.

# Spread of Mineral Resources Across Kwara State





# 5. Ilorin Visual Arts Centre

## + QUICK FACTS

### Location

Ilorin

### Sector

Tourism

### Developer

Seeking Development Partner(s)

### Value

\$30,000,000



## Ilorin Visual Arts Centre

The Visual Arts Center in Ilorin is to be a purpose-built art gallery capable of attracting the best in contemporary African art from around the continent. There will, in addition, be spaces for cinematic post-production and video art with editing and animation studios, a screening room as well as cafe, gift shop, co-working space and public landscaped gardens.

Resisting the notion of art gallery as an elite cultural object, we have sought to integrate the building more into the life of the city and invite people in so as to create a locally relevant and viable institution.

**Opportunity:** The site gives an investor the opportunity to provide exhibition spaces that will offer visitors a seamlessly integrated experience of art, architecture and landscape with the spaces will be designed to ensure that guests can have an unhurried, intimate engagement with the artworks and environment.



# Conclusion

Kwara is ready to support you with your investment plans. Whether you are a developer looking to invest or a business leader looking to relocate, we will provide comprehensive, free of charge advice. With full account management support from initial enquiry through to delivery of your project, you will receive a soft landing for your business through our Investment Promotion Agency.

## Success Stories



# About

## Kwara Investment Promotion Agency KWIPA

The Kwara Investment Promotion Agency has a vision to open Kwara to the World (K2W), and to make Kwara the #1 investment destination of choice in Nigeria for domestic and global investors. The agency provides:



Information Services and  
Investment Preparation



Investment Proposals and  
Investor roadshows



Consulting and Project  
Management



Facilitating Contacts,  
Negotiations with federal  
authorities



Organising Recruitment and  
identifying suitable properties



Post-investment aftercare  
services





**Kwara State Investment Promotion Agency**  
*Connecting Kwara to the world, through investments*

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