

OLUYOLE MODERN MARKET

A New Era in Commercial Real Estate



**DEVELOPED BY LAND REPUBLIC IN PARTNERSHIP WITH THE OYO STATE
GOVERNMENT, THROUGH THE OLUYOLE LOCAL GOVERNMENT.**

Location: New Garage Junction, Oluyole LGA, Ibadan, Oyo State

A highly strategic trade corridor where four major roads converge, Akala Expressway, Podo Road, Challenge, and Lagos–Ibadan Expressway. This intersection forms one of the busiest commercial loops in Ibadan.



Oluyole: Ibadan's Industrial Powerhouse

Oluyole isn't just another busy corridor, it's the industrial engine of Ibadan.

- The Oluyole Industrial Estate, located within Ibadan South-West LGA, hosts nearly 50% of all industries in Oyo State.
- Spanning over 351,000 m², it remains the largest industrial zone in the city.
- It's home to a mix of local and multinational giants, including:
Pepsi
Procter & Gamble (P&G)
7Up Bottling Company
Sumal Foods Group
Zartech

Other Industrial Anchors

- Food Manufacturers: My Joy Foods, Yale Foods, and garri processing hubs across Orita Challenge.
- Quarry Operations: RCC, Kopek, Ratcon, Takol, CNC, and Platinum Quarries.
- Additional Heavyweights: British American Tobacco (BAT), ROM Oil, Jubaili Agro, Black-Horse Plastics, and Orient Foods.

***"Where industries thrive, commerce follows.
And this one never sleeps."***

Today, with over 3,000 informal traders at risk of displacement, Oluyole Modern Market is rising as a government-backed solution, tailored for forward-thinking investors and business owners who want to position at the heart of Ibadan's retail-industrial transformation.

***"When the government moves, the wise follow.
The government has moved. Now it's your turn."***



Strategic Location Advantages



Lagos-Ibadan Expressway



Challenge



Akala Expressway

***"Some locations give you traffic.
This one gives you history + traffic."***

- Prime roundabout visibility
- 3 mins to Lagos-Ibadan Expressway
- 5 mins to Challenge Roundabout
- Accessible via Podo, Apata & Akala Express
- Heavy daily foot and vehicular traffic

Growth Corridor Potential

Growth Indicator	Details
Retail Demand	3,000+ traders at risk of displacement, rising need for structured space
Daily Footfall	50,000+ commuters and vendors within a 5km radius
Road Network	Direct links to Lagos Expressway, Apata, Challenge, and Podo axis
Market Positioning	High visibility from four feeder roads—ideal for walk-in traffic
Infrastructure Upgrades	Akala dualization, proximity to New Garage terminal, and market upgrade
Government Backing	Partnership with Oluyole LG ensures legal protection and public support

"You don't need customers, the road will bring them."

The Investment Opportunity

- Purpose-built modern shops
- Secure and accessible commercial hub
- Hands-free income model with professional management
- Ideal for diaspora investors, SMEs, traders, and institutional buyers
- Addresses a critical gap in quality retail infrastructure



“Own a spot where people spend daily”

Why Oluyole Modern Market?

The Strategic Edge

- Located at the convergence of 4 major roads
- Adjacent to Ibadan's largest industrial estate (Pepsi, P&G, Sumal, BAT, etc.)
- High retail demand with over 3,000 traders in need of structured space
- Guaranteed commuter and foot traffic daily
- Government-backed with infrastructure upgrades underway
- Comes with government allocation and legal title security



Why You Should Invest

***"Commercial real estate doesn't beg,
it rewards the bold"***



- Up to 25-year lease with renewal option
- Capital recovery in just 8 years or less
- Minimum 400% ROI projected over lease duration
- No stress, fully managed, hands-free income model
- Government-allocated title ensures security and investor protection

Shop Categories & Pricing

Categories	Standard	Classic	Premium	Platinum
Upstairs	N5,000,000	N7,000,000	N8,000,000	N11,000,000
Downstairs	N6,000,000	N8,000,000	N9,000,000	N12,000,000
Initial Deposit	N1,000,000	N2,000,000	N2,000,000	N2,000,000
Lease Duration	20 years	25 years	25 years	25 years
Size (ft)	10ft x 8ft	10ft x 8ft	10ft x 10ft	12ft x 12ft
Size (m)	3m x 2.4m	3m x 2.4m	3m x 3m	3.6m x 3.6m
Extra Features	Basic unit	Extended lease	Larger space	Private Toilet

PAYMENT PLAN: 6 Months = Interest-Free | 12 Months = N1M Interest

TITLE: Government Allocation (Oluyole LGA)

Providus Bank

1307642762

Account Name: LAND REPUBLIC-OLUYOLE MARKET

“You're not early. You're right on time, if you move now”

Backed by Public-Private Partnership

This project is a joint initiative between Land Republic Limited and the Oyo State Government, through the Oluyole Local Government. This ensures:

- Legal land ownership
- Infrastructure support
- Institutional stability
- Ease of allocation

***“The government just endorsed it,
what are you waiting for?”***



FAQS

Q: Where is Oluyole Modern Market located?

A: New Garage, Podo Road, Oluyole, Ibadan, directly along Akala Expressway and accessible via Podo, Challenge, and Lagos-Ibadan routes.

Q: Who is the developer?

A: Land Republic Limited

Q: What's the government partnership?

A: Oluyole Local Government, Ibadan

Q: What is the property title?

A: Government Allocation

Q: What is the lease duration?

A: 20–25 years, depending on category (renewable)

Q: When does my 20 or 25 years lease start counting?

A: Your lease duration starts counting after project delivery

Q: What documents will I receive after payment?

A: Payment Receipt and Lease Agreement

Q: What are the payment plans available?

A: 6 months payment plan (interest- free)

12 months payment plan (attracts N1 million interest)

Q: What's the payment structure?

A: Monthly payments are required. Late payment may result in contract termination

Q: Will ownership change if there's a change in government?

A: No. This is a Public-Private Partnership (PPP) agreement with the Oyo State Government, through the Oluyole Local Government, not an individual or sitting governor. Your lease rights remain valid regardless of any administrative changes

Q: What is the average rent per year?

A: Rent varies depending on the unit category and floor level, but the starting range is N500,000 to N1,200,000 per year, with projected increases every 2 years

Q: Are there hidden charges?

A: No. All prices are all-inclusive

Q: Will I pay any extra fees immediately after purchase?

A: No. Once you've paid the required purchase, you won't be charged any additional fees for the next one year

Q: When is the delivery timeline and shop allocation?

A: 18 months and shop is allocated upon project completion

Q: Can I resell my unit?

A: Yes, subject to lease terms

Q: What's the refund policy?

A: Refunds incur 40% admin fee and must follow resale process

Q: What are the amenities?

A: Paved roads, electricity, water, fire safety unit, security, and admin office

Q: How do I make payments?

A: Only via Land Republic-designated accounts

Q: Who manages the market after completion?

A: Clients own their units of the shop after allocation, but if clients want Land Republic to manage it, an admin fee will be discussed separately with Land Republic.

Q: What is the ownership model?

A: It is a full ownership commercial real estate model. However, to keep your ownership status valid, a renewal fee would be required on the expiration of your lease period. This fee covers, repossession, statutory government levies and supports the long-term maintenance of the entire complex infrastructure.

Q: Where should payment be made?

A: Account Name: LAND REPUBLIC-OLUYOLE MARKET
Account Number: 1307642762
Bank: Providus Bank

“The money is in New Garage”



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MODERN MARKET



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