

MOWE

P R I M E

A DEVELOPEMENT BY  **Land Republic**

29KM FROM LAGOS. INSIDE NIGERIA'S FASTEST-APPRECIATING REAL ESTATE CORRIDOR.

Backed by Africa's largest private city,
a wall-to-wall industrial belt, and the
busiest highway on the continent.

29km

FROM LAGOS

Mowe, Ofada

OGUN STATE, NIGERIA

C of O

TITLE

60+

MULTINATIONALS IN
MOWE-IBAFO CORRIDOR

12-18%

OGUN ANNUAL
APPRECIATION

150K

MOWE POPULATION,
2024 ESTIMATE

200K

RCCG CITY
RESIDENTS

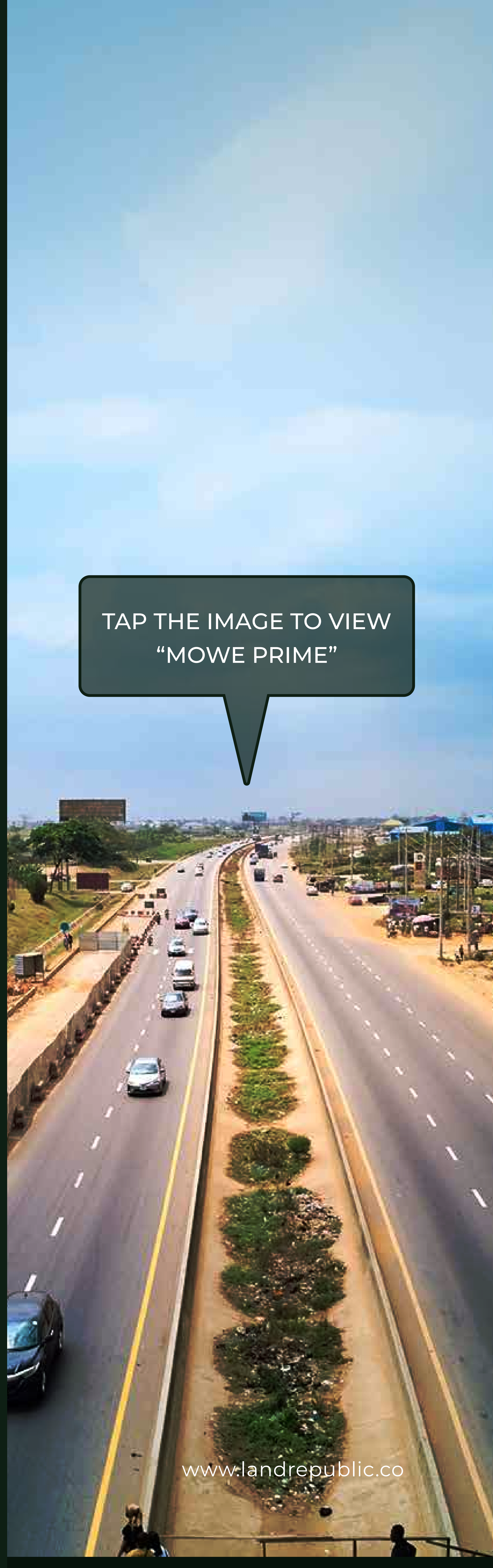
25min

DRIVE FROM OJODU
BERGER, LAGOS

TAP THE IMAGE TO VIEW
“MOWE PRIME”

Mowe, Ofada Axis, Ogun State, Nigeria.

www.landrepublic.co



MOWE IS NOT EMERGING. IT HAS ALREADY ARRIVED

"Ogun State leads with 12–18% annual appreciation due to the Lagos spillover effect and ongoing infrastructure development."

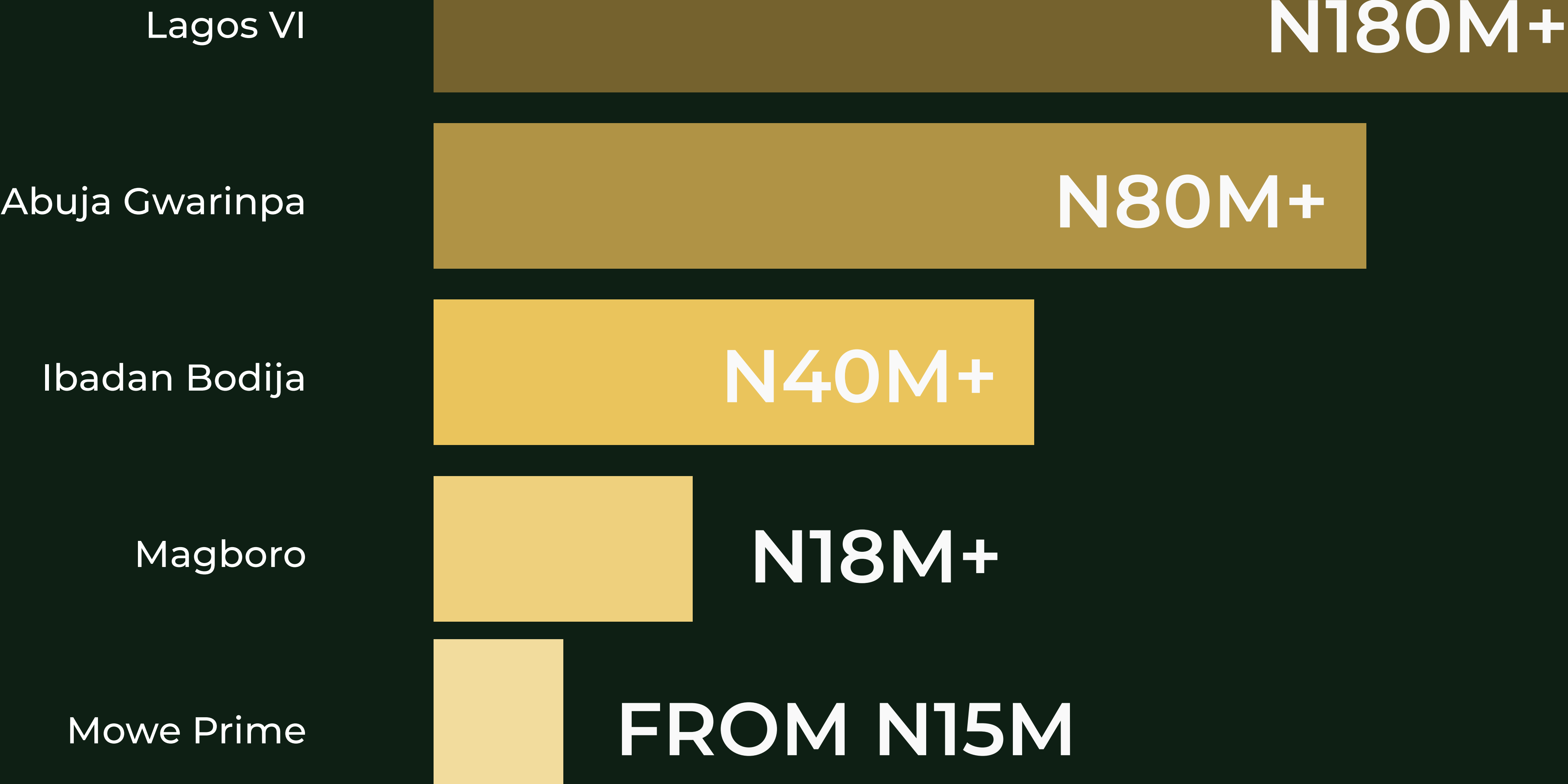
AI Realent Nigeria, 2025 Market Report



The investment narrative around Mowe used to be "buy now, wait for it to grow." That story is over. Mowe has grown. Nestlé is here. International Breweries is here. RCCG City is a functioning private metropolis with 200,000 residents. The Lagos-Ibadan Expressway, the busiest highway in West Africa, runs straight through it.

The new Mowe story is different: a maturing corridor where land with proper title is structurally scarce, and prices are still at a fraction of Lagos equivalents.

LAND PRICE COMPARISON · 500–600 M² RESIDENTIAL PLOT

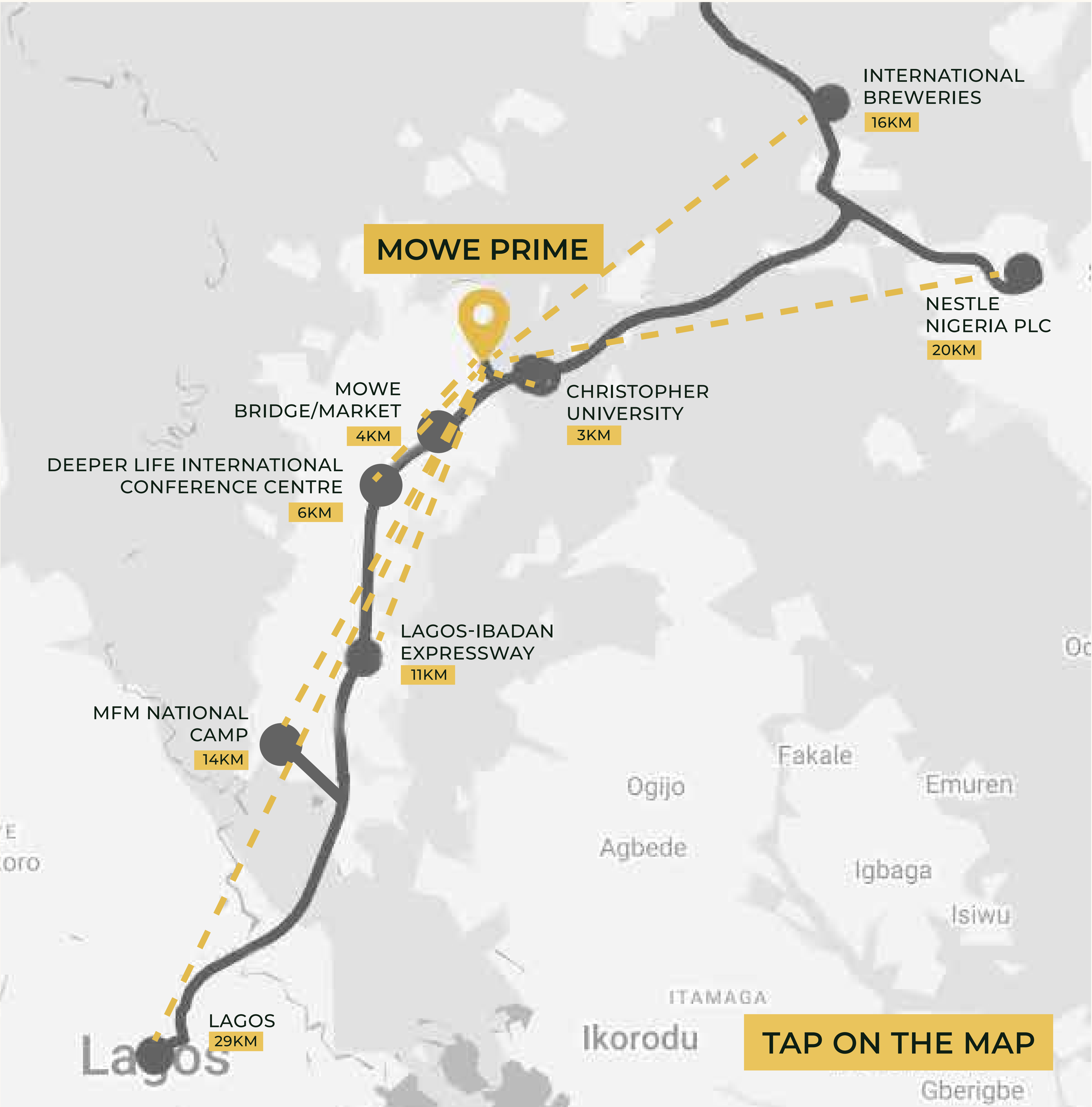


Indicative market pricing. Mowe Prime offers the largest discount to a Lagos-adjacent address currently available with fully processed title.

CORRIDOR METRICS VS. COMPARABLE LAGOS EXIT PLAYS

Corridor	5-yr Trigger	Appreciation
Ibeju-Lekki, Lagos	Dangote + Airport	500–800%
Epe, Lagos	Expressway + Bridge	400–600%
Mowe–Ibafo, 2015–2020	Industrial influx	300–450%
Mowe Prime (projected)	Scarcity + title clarity	200–400%(est.)

OBAFEMI OWODE LGA, OGUN STATE



EXPRESSWAY ACCESS

Direct arterial access

INSTITUTIONAL ANCHOR

Permanent demand driver

INDUSTRIAL DENSITY

Active industrial belt



The Anchor No One Replicates

REDEMPTION CITY:
A SELF-CONTAINED PRIVATE METROPOLIS
THAT CREATES PERMANENT, COMPOUNDING
DEMAND FOR EVERYTHING AROUND IT

2,500ha

SITE AREA, LARGEST CHURCH
-OWNED PROPERTY ON EARTH

197

COUNTRIES RCCG OPERATES
IN (9M+ MEMBERS)

200,000

PERMANENT CITY
RESIDENTS (2023 EST.)

Redemption City has its own police station, hospital, supermarkets, banks, schools, printing press, power plant, and amusement park. It is a city that will not leave. The land around it will never be cheap for long.

WHO BUILT FACTORIES HERE BEFORE YOU KNEW ABOUT IT

Nestlé Nigeria Plc

Food & Beverage
Manufacturing

Mowe–Sagamu axis
(Active)



International Breweries (AB InBev)

Brewing · Global conglomerate

Mowe corridor
(Active)



CWAY Nigeria Limited

Water & Beverages
Manufacturing

Mowe-Ibafo
(Active)



Rite Foods

FMCG Production

Lagos–Ibadan corridor
(Active)



Lafarge Africa

Building Materials

Sagamu expansion
zone (Active)



Olam Food & Agro-Allied

Agribusiness / Processing

Mowe-Ofada axis
(Active)



Christopher University

Higher Education Institution

Opposite Mowe
Adjacent (Active)



Castrol (BP)

Lubricants Manufacturing

Mowe-Ofada corridor
(Active)



Ogun-Guangdong FTZ

China–Nigeria Free Trade Zone

60+ companies
Ijebu-Ode axis (active)



Source: The Guardian Nigeria, The Nation, Nov 2025; "How multinationals and local giants' affiliation with Ogun is leading Nigeria's industrial revolution."

WHAT YOU RECEIVE AT ALLOCATION

01. Deed of assignment

Legal transfer of all rights, title, and interest in the land from developer to purchaser.

03. Payment Receipt

Formal transaction record issued upon payment completion.

02. Registered Survey Plan

Approved boundary demarcation in purchaser's name. Registered at the Ogun State Survey Department

04. Allocation Letter

Plot-specific allocation confirming your unit within the estate layout.



TITLE EDUCATION

01. Certificate of Occupancy (C of O)

Issued by the state governor when land is first allocated.

Only one C of O can exist per parcel. This is the "mother title", held by the developer or original allocatee. Land Republic holds the C of O for the Mowe Prime estate land.

Developer holds this

02. No title / Deed only

Many Mowe properties trade with just a deed of assignment meaning the government does not recognise the transaction. Not bankable. Dispute risk is high. This is what Mowe Prime is not.

Avoid this in Mowe (x)



MOWE PRIME: ALLOCATION TIERS

All plots carry Registered Survey Plan in purchaser's name.
Deed of Assignment and Allocation Letter issued on completion.

Standard

N8M

300 SQM · 50 ft × 60 ft

- Registered Survey Plan
- Deed of Assignment
- Contract of sale
- Allocation letter
- Payment receipt

Premium

N15M

500 SQM · 60 ft × 100 ft

- Registered Survey Plan
- Deed of Assignment
- Contract of sale
- Allocation letter
- Payment receipt

PAY OUTRIGHT

Instantly

6 MONTHS · INTEREST-FREE

Initial deposit from ₦2M.
Balance in monthly instalments.

C OF O

Bankable. Transferable. Complete

Land Republic Limited:
78 finance Company or 78 MFB

0001549819

MODEL YOUR EXIT

01. Lagos Overflow Effect (Structural)

Lagos State is running out of affordable residential land. Overflow into Ogun State border towns is not a trend, it is a multi-decade structural migration. Mowe receives a disproportionate share because of the Expressway. This compresses supply of titled land every year.

Ongoing · Irreversible

02. Lagos–Ogun Infrastructure MOU

Lagos State and Ogun State signed a formal MOU for joint infrastructure development of boundary town roads, waterworks, railway, and waterways. When two state governments formally commit to a corridor, property values follow government money.

Signed and active

03. Industrial Worker Housing Demand

Nestlé, AB InBev, CWAY, Rite Foods and dozens of others employ tens of thousands across the Mowe-Ibafo belt. These employees need housing. Supply of quality residential property within commute distance is chronically undersupplied, creating reliable rental demand regardless of the sales market.

Active · Growing with industrial base

HONEST RISK ASSESSMENT

Five material risks. Their severity. The mitigants already in place. 

Naira Depreciation (Medium)

For diaspora investors, naira weakness reduces dollar returns. Mitigant: land values in Mowe have historically outpaced naira depreciation in corridor appreciation cycles, the Mowe-to-Berger strip doubled in naira terms even as the naira weakened. Nominal appreciation covers a significant portion of FX loss.

Liquidity (Medium)

Mowe’s proximity to Lagos keeps demand active and resale liquid (2–9 months). With a C of O, buyers can access bank financing, expanding your exit options. Best held for 3–7 years

Infrastructure Delay (Low)

Unlike a single-event thesis (e.g. airport opening), Mowe's appreciation is supported by multiple independent active drivers: expressway access, existing industrial belt, RCCG city, Lagos overflow. No single infrastructure delay invalidates the full thesis. At least two or three catalysts are already operational

Developer Execution Risk (Low)

Land Republic holds LASRERA, REDAN, SCUML, CAC Nigeria, and Delaware registrations. The Oluyole Modern Market and Ilu Ayo (Ido) projects demonstrate active delivery track record. Governor's Consent is processed post-purchase through a government-administered workflow that Land Republic facilitates and holds as a comapny.

Omonile / Community Disputes (Very Low)

Informal land disputes from indigenous "Omo Oni Ile" are common in Mowe for untitled land. Our transactions go through the Ogun State Lands Ministry, every boundary is verified, family claims are settled at title processing, and your registration creates a legal barrier to post-sale disputes.

WHAT INVESTORS TYPICALLY ASK

Q: Where exactly is Mowe Prime located?

A: Mowe, Ofada Axis, Obafemi Owode LGA, Ogun State. About 29km from Lagos and 25 minutes from Ojodu Berger.

Q: What major landmarks are close by?

A: Christopher University (3km), Mowe Bridge/Market (4km), Deeper Life International Conference Centre (6km), MFM National Camp (14km), International Breweries (16km), and Nestlé Nigeria Plc (20km).

Q: What title does Mowe Prime carry?

A: Certificate of Occupancy (C of O) issued by Ogun State.

Q: What documents do I receive when I buy?

A: Deed of Assignment, Registered Survey Plan in your name, Contract of Sale, Allocation Letter, and Payment Receipt.

Q: What is the price and what sizes are available?

A: Standard: N8M for 300 SQM. Premium: N15M for 500 SQM.

Q: Can I buy and build immediately?

A: Yes. Mowe Prime is a buy-and-build estate. Once your plot is allocated and documents are issued, you can begin construction at your own pace. No mandatory building timeline.

Q: What is the documented appreciation rate?

A: Ogun State records 12 to 18% annually, driven by the Lagos spillover effect and ongoing infrastructure development (*AI Realent Nigeria, 2025 Market Report*).

Q: What drives demand in Mowe?

A: Three independent drivers: Lagos overflow as the city runs out of affordable land, industrial worker housing demand from 60+ multinationals in the corridor, and a signed Lagos-Ogun Infrastructure MOU covering roads, waterworks, and rail.

Q: Can I pay in instalments?

A: Yes. Pay outright for instant allocation, or 6 months interest-free with an initial deposit from N2M. Payment goes to Land Republic Limited via 78 finance Company or 78 MFB, account no: **0001549819**.

Q: Where are Land Republic's offices?

A: Lagos: 20 Ibrahim Odofin Street, Idado Estate, Lekki.
Ibadan: 211 Ikolaba Estate, Tunji Bello, New Bodija.

Q: What about Omo Oni Ile disputes?

A: All transactions go through the Ogun State Lands Ministry.
Boundaries are verified, family claims are resolved at title processing.

THE FULL PICTURE

Parameter	Detail	Assessment
Location	Mowe, Ofada Axis, Obafemi Owode LGA, Ogun State	Strategic · Lagos border
Distance from Lagos	~29km · ~25min via Lagos-Ibadan Expressway	Commutable
Title	C of O (Ogun State)	Max secondary title Bankable
Entry price	₦8M – ₦15M+	Below comparable market
Ogun State appreciation	12–18% annually (documented)	Active · Verified data
Primary demand driver	Lagos overflow + industrial workforce + RCCG anchor	Multi-source, active
RCCG City anchor	200,000 residents, millions of annual visitors	Permanent demand
Industrial anchors	Nestlé, AB InBev, CWAY, Rite Foods, Lafarge, 60+ others	Operational
Payment plan	Pay Outright 6 months interest-free	Flexible
Developer compliance	LASRERA · REDAN · SCUML CAC · Delaware	Full compliance
Recommended hold	3–7 years	Corridor cycle aligned

Secure Your Allocation

MOWE HAS LAGOS ON ONE SIDE. NIGERIA'S MOST ACTIVE INDUSTRIAL BELT ON THE OTHER

C of O title. 29km from Lagos. Already inside one of the most documented appreciation corridors in West African real estate. The question is not whether Mowe Prime goes up. It is whether you own a piece of it before it does.

www.landrepublic.co/properties/mowe-prime



Lagos office: 20, Ibrahim Odofin street, Idado Estate Lekki, Lagos, Nigeria

Ibadan Office: 211 Ikolaba Estate, Tunji Bello, New Bodija, Ibadan

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