



ARIYA SPRINGS

A DEVELOPMENT BY



Land Republic

IDO, IBADAN, OYO STATE, NIGERIA.

A premium residential estate positioned at the nexus of Ibadan's fastest-growing corridor, where infrastructure investment, railway access, and a 4.1 million-strong urban market converge.

TARGET IRR

34%

5-year projection

TITLE

CofO

Survey + Deed of Assignment

IBADAN GROWTH RATE

3.49%

Annual urban expansion

ENTRY PRICE

N1.5M

From per plot (C of O)



WHY IDO, IBADAN. WHY NOW.

Nigeria's housing deficit exceeds 28 million units. Ibadan, the country's third-largest city at 4.1 million residents, is experiencing its most significant infrastructure transformation since independence. And at the centre of that transformation sits Ido Local Government.

Ariya Springs is not a speculative land play. It is a structured residential investment positioned at the intersection of a railway corridor, an airport becoming international, and a government actively rewarding formalised land allocation. The entry point is still pre-appreciation. The catalysts are already funded.

THE CASE IN NUMBERS

N16.4T

Real estate GDP contribution
Q1 2025, quarterly

N35B

Oyo State RE investments
Last 5 years

28M+

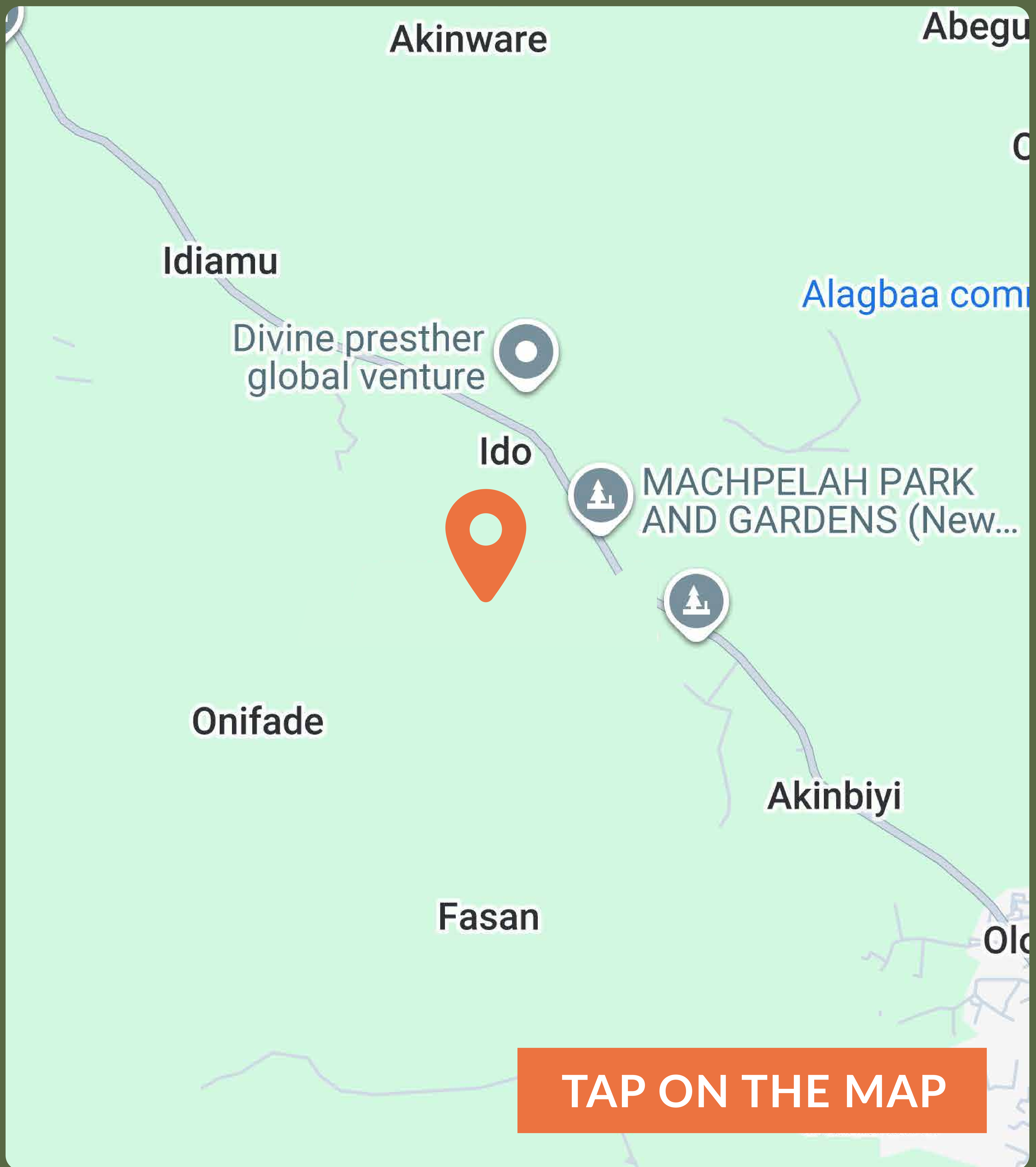
Nigeria housing deficit
Units, national

1M

Airport passenger capacity
Post-upgrade, 2026

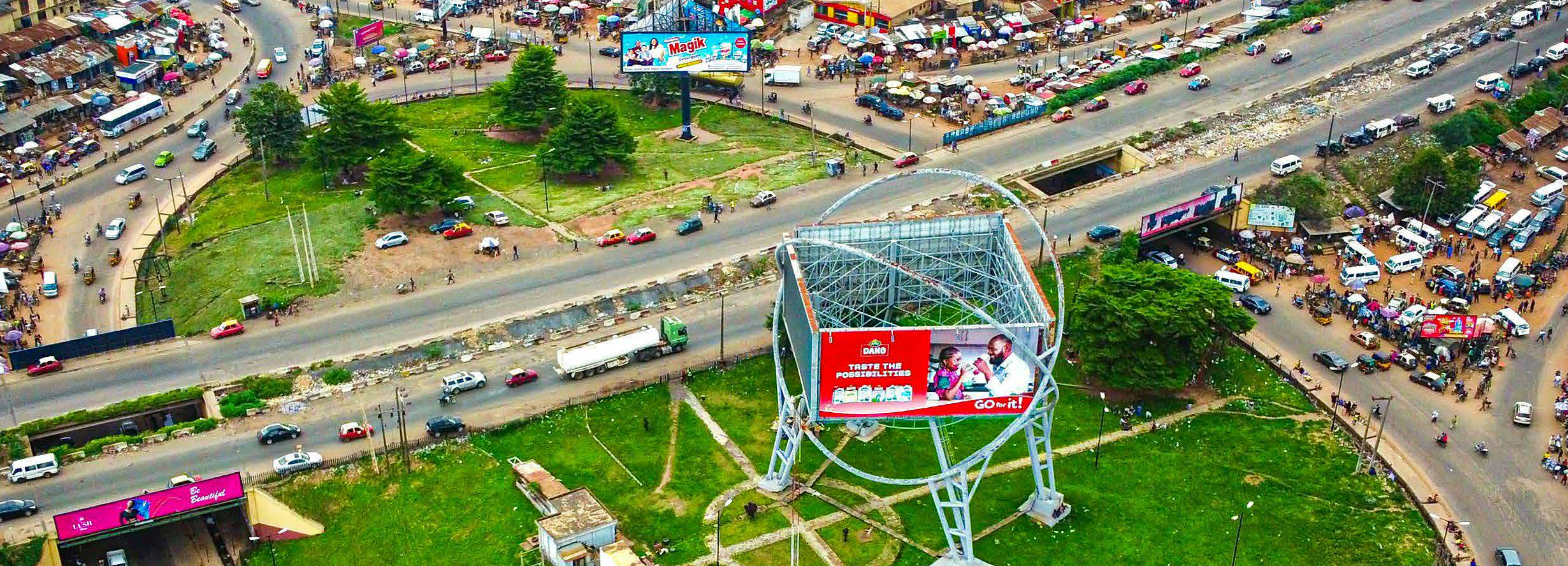
*Sources: Nigerian National Bureau of Statistics, Oyo State Government,
UN World Urbanization Prospects 2024, FAAN.*

IDO, IBADAN: THE OVERLOOKED FRONTIER



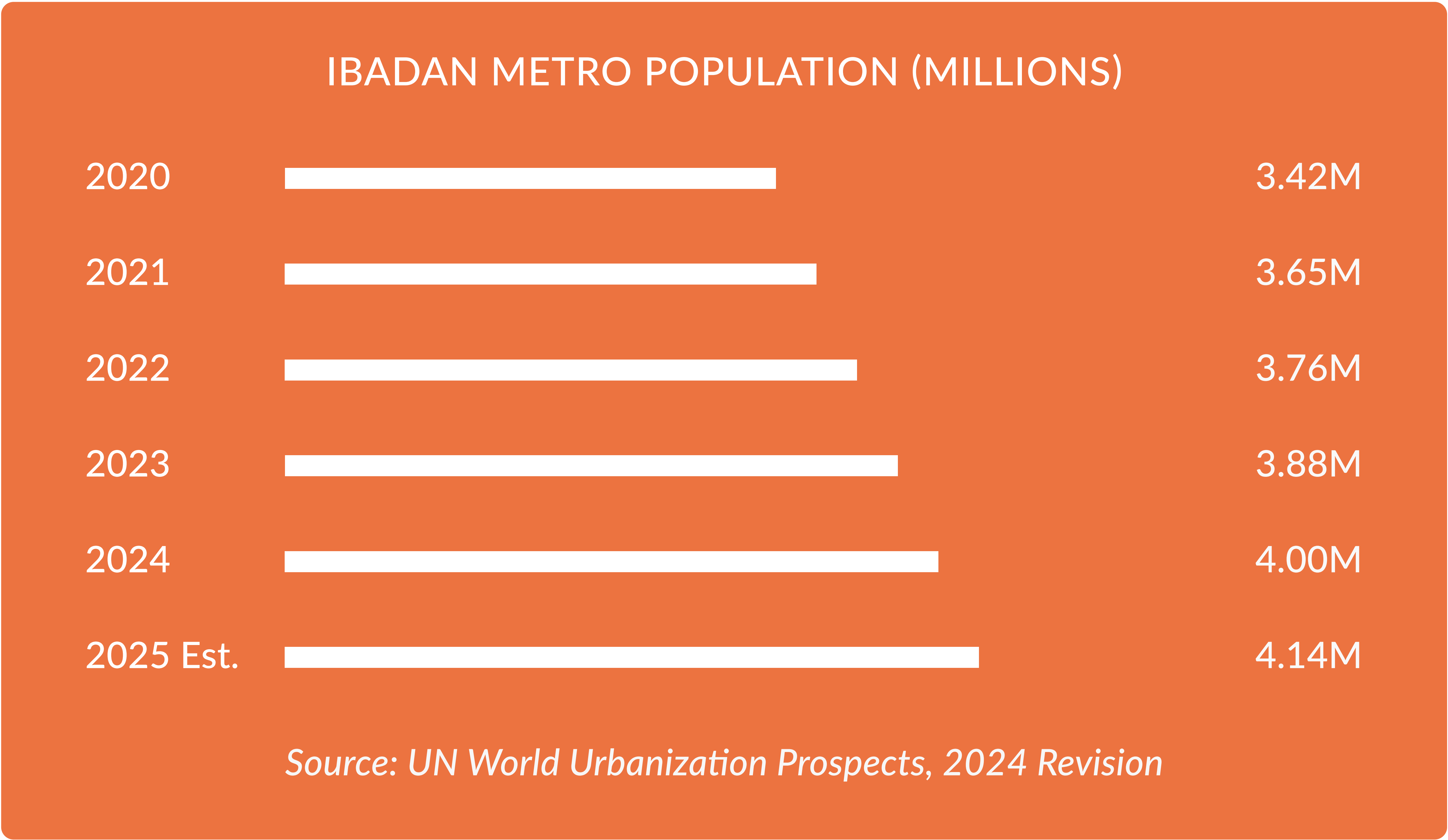
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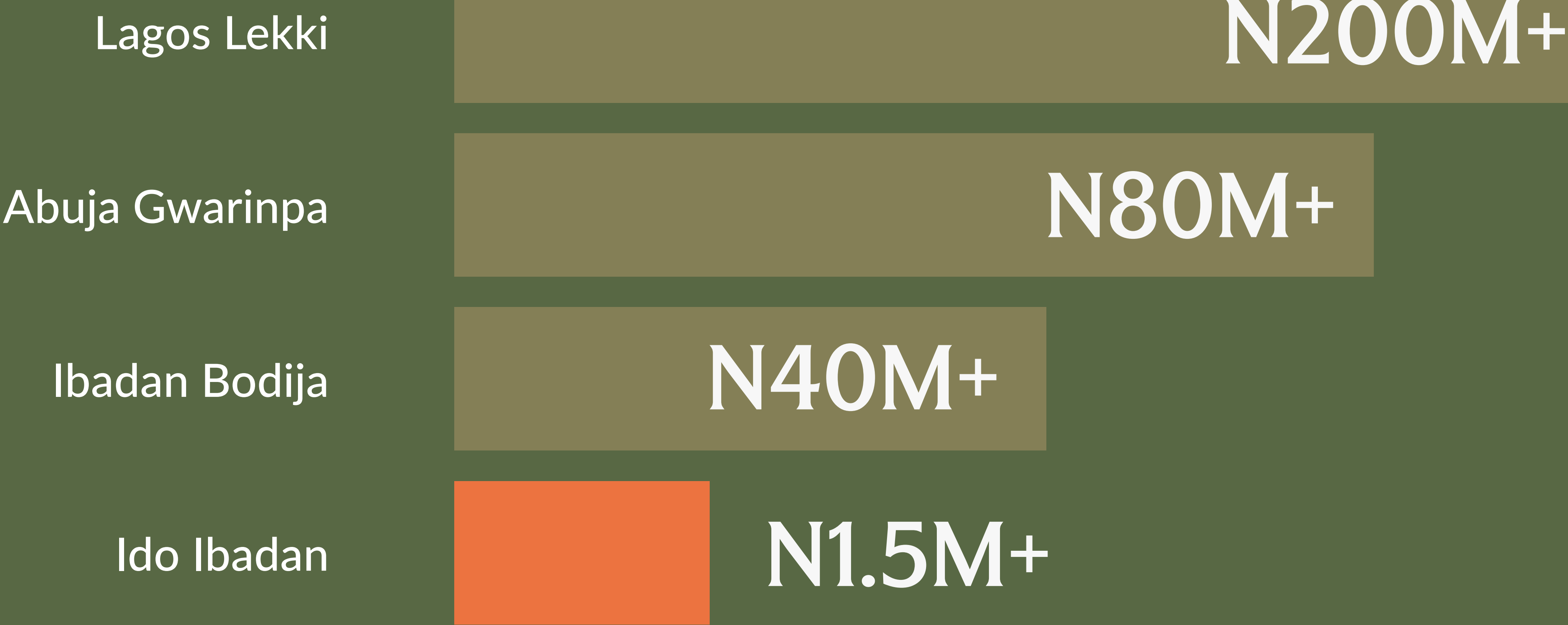


IBADAN'S ASCENT IS NOT A PREDICTION. IT'S DATA

Ibadan is Nigeria's third-largest city, its largest by land area, and the only major Nigerian city still offering sub-Lagos entry pricing on residential real estate. That gap is narrowing, and fast.



LAND PRICE COMPARISON · 600M² PLOT (RESIDENTIAL)



Indicative pricing. Ido represents the largest discount to a major Nigerian metro currently available with clear title..

INDICATOR	VALUE	SIGNAL
Ibadan annual pop. growth	3.49%	Bullish
Oyo RE investment (5yr)	₦35B	Bullish
Ido land allocations (2025)	Uptick	Formalising
Nigeria housing deficit	28M units	Structural demand

THE GOVERNMENT HAS ALREADY MOVED THE MONEY

Samuel Ladoke Akintola Airport (International Upgrade)

Runway extended from 2,400m to 3,000m. Widened to 60m for wide-body aircraft. New international terminal (Craneburg Construction) targeting June 2026 completion. Passenger capacity: 100,000 → 1,000,000 per year. First Hajj flight from Ibadan in 2026.

55% runway complete · Terminal 15% · Opens 2026

The Polytechnic, Ibadan (Ido Campus Proximity)

The Polytechnic, Ibadan's Ido campus drives consistent rental demand from academic staff and students. Institutional anchors near residential estates create baseline rental yields independent of the wider property cycle.

8km from site · Rental demand driver

Lagos-Ibadan Standard Gauge Railway

Operational line with Omi-Adio station serving the Ido corridor. Properties near train stations in the Ido-Ologuneru axis have seen documented value appreciation. Rail connectivity is the single most reliable predictor of suburban land appreciation in West Africa.

Active · Omi-Adio / Ido Station Access

Formalisation of Land Allocations (Oyo State Policy)

Oyo State has recorded a notable uptick in officially documented land allocations specifically in Ido and Egbeda. Government emphasis on transparency and formal land title processing directly boosts resale values and investability of properly titled land.

Policy Tailwind · 2024–2025 Active Push

Omi-Adio, Ido Road Corridor + Akala Dualization

The 3.2km Airport Road (Victor Omololu Olunloyo Road) was dualised to support airport upgrade. Omi-Adio Road directly connects Ido to the Lagos-Ibadan Expressway. Akala Expressway dualization connects south Ibadan through Oluyole and into the Ido belt.

Completed & Active

Ibadan Smart City + Urban Renewal Programmes

Governor Makinde's administration has attracted French investment interest (MEDEF, Paris, Aug 2025). Sub-National AfCFTA Implementation Strategy (first in Africa) launched Sept 2025. Ibadan is actively positioning as a continental trade and logistics hub.

Strategic Positioning · 2025–2030 Horizon

Ibadan is no longer just a cultural and historical stronghold. It is now a real estate frontier with rapid infrastructure growth, increasing private sector activity, and a low entry barrier for high-value returns.

- Afolayan Abiodun, MD/CEO, Zenytal Properties · Vanguard, November 2025.



IDO LGA (THE DATA)

Why Ido LGA is underpriced relative to its fundamentals

Ido has historically been perceived as "too far." That narrative was anchored to infrastructure deficits that no longer exist. The Lagos-Ibadan Railway now stops there. The Expressway is minutes away.

What you're buying at Ariya Springs is the arbitrage between old perception and new infrastructure reality. That window is measured in months, not years.

Lagos–Ibadan Railway activates (2021)

Omi-Adio/Ido Station brings Ibadan–Lagos commute to under 2 hours. Land prices around station begin to move.

Formal land allocation push in Ido (2025)

Oyo State records notable uptick in documented land allocations across Ido and Egbeda corridors.

Oyo State Waste-to-Wealth Facility, Ido-Eruwa Road (2026)

A 44-acre recycling and energy facility is being developed at Elere Village, directly along the Ido-Eruwa Road corridor. The plant will generate electricity, biofuel, fertilizer, and construction materials with 12,000 tonnes of monthly fuel output.

Land area (km²)

1,017

Largest underdeveloped peri-urban LGA in the Ibadan metro

First settled

15th C

Yoruba warlord origins, deep cultural permanence

LGA boundary neighbours

6

Oluyole, Akinyele, Ibarapa East, Ibadan North, NW, SW, Odeda

Land suitable for development

65%+

Derived savanna soil, excellent for construction

PRODUCT OFFERINGS

All plots carry Certificate of Occupancy (C of O). Documentation includes provisional survey in purchaser's name, Deed of Assignment, Allocation Letter, and Contract of Sale.

Starter

N1.5M

300 SQM (32FT × 100FT)

- Provisional Survey
- Deed of Assignment
- Contract of sale
- Allocation Letter
- Payment receipt

Standard

N2.5M

500 SQM (50FT × 100FT)

- Provisional Survey
- Deed of Assignment
- Contract of sale
- Allocation letter
- Payment receipt

PAY OUTRIGHT

Instantly

6 MONTHS · INTEREST-FREE

Initial deposit from ₦1M.
Balance in monthly instalments.

Land Republic Limited:
78 finance Company or 78 MFB

0001549819

BUILD YOUR RETURN SCENARIO

Conservative inputs. These projections assume land appreciation in line with comparable peri-urban corridors around Lagos (Epe, Ibeju-Lekki pre-airport), adjusted for Ibadan's lower base and documented infrastructure spend.

COMPARABLE CORRIDOR APPRECIATION DATA

CORRIDOR	TRIGGER EVENT	5YR APPRECIATION
Epe, Lagos	Lekki-Epe Expressway	400-600%
Ibeju-Lekki	Dangote Refinery + Airport	500-800%
Mowe-Ofada, Ogun	Lagos rail + road access	200-350%
Ido, Ibadan	Railway + Airport (projected)	250-500% (est.)

RISKS WE'RE NOT HIDING FROM YOU

A properly structured investment acknowledges risk. Here is an honest assessment of material risks and the mitigants already in place.

Naira Depreciation

Currency devaluation can reduce dollar-equivalent returns for diaspora investors. Mitigant: land is a naira asset in a naira economy. Nominal appreciation typically outpaces inflation in infrastructure corridors. Dollar-priced land in comparable zones (Epe) has appreciated faster than the exchange rate moved.

Medium

Liquidity

Land in Ido is less liquid than Lagos prime residential. Resale timeline of 3–12 months should be assumed. Mitigant: this is a 3–7 year hold investment. Early exit is possible but should not be the primary strategy. Payment structures allow flexible entry without overcommitting capital.

Medium

Infrastructure Delay

Airport upgrade timelines have shifted (original domestic reopening delayed to late 2025). International terminal at 15% completion targeting June 2026. Mitigant: Railway is already active. The appreciation thesis has multiple independent triggers, not a single-event bet.

Medium

Policy / Government

C of O title is the most legally robust land document under Nigerian law. Airport and railway investments are federal, not state-level, they survive gubernatorial transitions. Land Republic holds LASRERA certification (Lagos State), CAC registration, REDAN membership, and SCUML compliance.

Low

Oversupply

Nigeria's housing deficit sits above 28 million units with 700,000 new homes needed annually. Ido LGA has 1,017 km² of largely undeveloped land but formal estates with clear title remain scarce. Supply of properly documented residential plots in the corridor is structurally limited.

Low

Title / Documentation

C of O is the gold-standard Nigerian title. All documentation issued: provisional survey in purchaser's name, Deed of Assignment, Contract of Sale, Allocation Letter, Payment Receipt. Land Republic is REDAN-registered and SCUML-compliant. No documentation gaps.

Very Low

FREQUENTLY ASKED QUESTIONS

Q: What is Ariya Springs?

A: A residential land estate in Ido Local Government Area, Ibadan, Oyo State. All plots carry Certificate of Occupancy (C of O).

Q: Where exactly is it located?

A: Ido LGA, along the Omi-Adio-Ido corridor. Approximately 22km from Samuel Ladoke Akintola Airport, 28km from Ibadan city centre.

Q: What title do I receive?

A: Certificate of Occupancy (C of O).

Q: What documents do I receive when I buy?

A: A provisional survey in your name, Deed of Assignment, Allocation Letter, Contract of Sale, and payment receipts.

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

A: Standard: N1.5M for 300 SQM. Premium: N2.5M for 500 SQM.

Q: What payment plans are available?

A: Outright full payment. A 6-month interest-free plan starting from a ₦1M initial deposit.

Q: Who do I pay?

A: Payment goes to Land Republic Limited via 78 finance Company or 78 MFB, account no: 0001549819.

Q: Is Land Republic a registered company?

A: Yes. CAC-registered in Nigeria (RC: 1866130), incorporated in Delaware USA, LASRERA-licensed, REDAN member, and SCUML/EFCC compliant.

Q: What infrastructure is near the site?

A: The Lagos–Ibadan Standard Gauge Railway is active with an Omi-Adio /Ido station serving the corridor. Samuel Ladoke Akintola Airport is currently undergoing an upgrade, runway extended to 3,000m, new international terminal targeting June 2026, passenger capacity scaling from 100,000 to 1,000,000 annually. The site also has road access via Omi-Adio Road, the Lagos–Ibadan Expressway, and the Akala Expressway.

Q: How liquid is this investment?

A: This is a 3–7 year hold. Resale is possible but a 3–12 month timeline should be expected.

DEVELOPER PROFILE

Land Republic Limited is registered with the Corporate Affairs Commission Nigeria (RC: 1866130) and in the State of Delaware, USA.

CERTIFICATION	BODY	STATUS
Licensed Real Estate Developer	LASRERA (Lagos State)	Active
Real Estate Developer Association	REDAN Nigeria	Active
Anti-Money Laundering Compliance	SCUML / EFCC	Compliant
Corporate Registration	CAC Nigeria + Delaware, USA	Dual Jurisdiction

THE COMPLETE PICTURE

Parameter	Detail	Assessment
Location	Ido, Ibadan, Oyo State	Strategic
Entry price	₦1.5M – ₦2.5M+	Below comparable market
Title	Certificate of Occupancy (C of O)	Maximum legal protection
Infrastructure trigger	Lagos–Ibadan Railway, Omi-Adio Station	Active now
Recommended hold period	3 – 7 years	Infrastructure-cycle aligned
Developer compliance	LASRERA, REDAN, SCUML, CAC, Delaware	Full compliance stack
Payment plan	Pay Outright 6 months interest-free	Accessible
Target investor	Diaspora, HNIs, SMEs, institutional buyers	Broad base

ARIYA MEANS CELEBRATION. THE BEST CELEBRATIONS ARE PLANNED.

Allocation is limited. Entry pricing at this level in a documented infrastructure corridor does not wait. The window is open.
The question is whether you move through it.



www.landrepublic.co/properties/ariya-springs

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