

AGBARA
ESTATE

2025/26 DEVELOPMENT & SECURITY

NEWSLETTER



For years, Agbara has been seen as “that industrial hub outside Lagos,” home to factories and warehouses rather than thriving communities. But in the last decade, the story has started to shift. Rising rent prices in Lagos, infrastructural congestion, and the need for affordable housing alternatives have pushed both families and investors to look beyond the city. Agbara — located along the Lagos–Badagry Expressway and strategically positioned between Lagos and Ogun — is emerging as one of the most promising real estate frontiers in Nigeria.

Today, the area isn’t just about industrial estates; it’s about new residential developments, estates with modern infrastructure, improved road and rail projects, and the promise of lifestyle communities that balance affordability with comfort. For investors, it raises the question: is buying land in Agbara a smart move? For families, it begs another question: can Agbara really be home?

This review takes a closer look at Agbara Estate, weighing its opportunities, risks, and long-term potential, and helping you decide whether it’s worth investing your hard-earned money in this fast-growing corridor.



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Enhancing Security Through Technology: Residential ID Card



Safety in Agbara is being taken to the next level with the new Residential ID Card Project. By introducing a secure digital identification system for residents, the estate can better manage access, track movement, and strengthen community trust. This technology-driven step ensures that every household enjoys not just comfort, but also peace of mind.

Phase One – Completed

- Issued RFID biometric ID cards to approximately 2,000 residents.
- Issued temporary ID cards to about 241 workers (domestic staff, drivers, contractual security, and other non-resident workers).

How the RFID biometric card works

- The card combines Radio-Frequency Identification (RFID) with an on-card fingerprint sensor.
- Access requires a fingerprint match against a template stored on the card's secure chip before the card interacts with gate systems — a two-factor verification model that substantially limits unauthorised entry.

Phase Two – Planned (2025/26)

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Phase Two will integrate the ID cards with estate infrastructure to deliver a smoother, largely automated entry experience:

- Installation of **boom barriers, turnstiles, and external card readers** at designated entry points.
- **Integrated security software** to automate access decisions and logging without manual checks.
- **Real-time monitoring and alerting** for faster incident response and audit trails.

These Phase Two upgrades were endorsed by the Residential Joint Security Committee and have been included in the broader security roadmap for 2025/26.

Sustaining Excellence: Road & Drainage Works



Current Works Underway

- The road and drainage projects will bring significant improvements across the axis. Upon completion, the upgrades will include:
- Premium asphalt finishing for long-lasting performance
- Kerb and walkway rehabilitation to enhance pedestrian safety
- Upgraded street lighting for improved visibility and security
- Improved drainage systems to minimise flooding risks
- Enhanced estate security systems integrated along the road
- Seamless connection to the newly constructed Agbara–Lusada–Atan Road
- These developments are a direct investment in improving daily experiences while ensuring the Estate continues to meet world-class standards.

Looking Ahead: The Main Entrance Upgrade

One of the most significant projects on our horizon is the full reconstruction of the main estate entrance, stretching from the Lagos–Badagry Expressway to the Sewage Treatment Junction. While this project was originally planned for 2023, rising construction costs allowed only for temporary palliative works at the time. With renewed planning and stakeholder engagement, the project has now been included in the 2025/26 CAPEX budget. When completed, this new gateway will not only improve traffic efficiency but also serve as a modern, welcoming entrance that reflects the prestige and scale of Agbara Estate.



A Commitment Beyond the Present

For decades, Agbara Estate has stood as Nigeria's premier mixed-use residential and industrial hub. Our continued investments in roads, drainage, lighting, and security reaffirm our dedication to creating a safe, accessible, and thriving environment. We know that strong infrastructure is the backbone of sustainable growth, and we remain committed to projects that add lasting value for both residents and investors.

Together, with the support of our community and partners, we are ensuring that Agbara Estate

SOUTHFIELDS BY ASPIRE HOMES

Modern Living Begins at Agbara Estate

New Residential Development Set to Launch with 46 Bungalows – Now Selling...

Aspire Development Nigeria Limited, the residential development arm of Agbara Estate Limited, is proud to unveil Southfields Estate — a contemporary housing project designed to deliver secure, affordable, and modern homes within the renowned Agbara Estate.

Since the 1970s, Agbara has pioneered the “Work, Live, Play” model, creating one of Nigeria’s most integrated communities where industrial excellence meets serene residential living. Southfields Estate builds on this legacy, offering well-designed homes for today’s professionals, families, and diaspora Nigerians seeking affordable yet high-quality housing back home.



Project Overview - Phase 1

Phase 1 of Southfields Estate covers 2 hectares of land and will feature 46 tastefully designed bungalows, comprising:

- 10 units of 3-bedroom bungalows
- 36 units of 2-bedroom bungalows

Each home has been thoughtfully planned to balance functionality, affordability, and aesthetic appeal, ensuring residents enjoy both comfort and long-term value in a secure, family-friendly environment.



Why Choose Southfields Estate?

Southfields Estate is strategically located within the established and secure environment of Agbara Estate — home to Nigeria’s largest industrial park, housing multinational corporations and supporting more than 12,000 direct employees and an additional 30,000+ indirect workers.

This thriving ecosystem has created an increasing demand for affordable housing close to workplaces, making Southfields Estate the smart choice for working professionals, families, and investors alike.



Backed by the Agbara 2.0 Vision

Southfields by Aspire Homes will also benefit directly from the ambitious Agbara 2.0 infrastructure transformation, which is redefining the Estate into a modern, self-sustaining community. Key upgrades include:

- A fully refurbished sewage treatment plant
- A 42 MW gas-fired power plant ensuring reliable electricity
- Solar and waste-to-energy projects for sustainability

- MTN-provided fibre-optic broadband for seamless connectivity
- Upgraded internal roads, drainage, and access systems
- Strengthened estate security infrastructure

These improvements will ensure homeowners enjoy efficient services, modern amenities, and long-term reliability.

Project Timeline

Construction of Southfields Estate is set to commence soon, with official sales launched in July 2025. Aspire Development Nigeria Limited will lead execution, ensuring timely delivery of this premium yet affordable residential community.

Secure Your Home Today!

Southfields Estate represents a rare opportunity to own a modern, secure, and affordable home in one of Nigeria’s most established estates. Whether you’re looking for a family residence, a retirement home, or a smart investment, Southfields by Aspire Homes offers the perfect blend of affordability, location, and quality.

Contact Aspire Homes today to register your interest

+234 816 941 6783

info@aspirehomesafrica.com

www.aspirehomesafrica.com

Southfields by Aspire Homes — your gateway to secure, sustainable living in Agbara Estate.

Strengthening Security: Personnel, Equipment & Police Collaboration



At Agbara Estate, security remains at the heart of our operations. As a community that is home to both leading multinational industries and thriving residential developments, we recognise that safety and peace of mind are essential for sustainable growth. Over the past months, our team has intensified efforts to ensure residents, businesses, and visitors enjoy a secure, orderly, and well-managed environment.

Increased Patrols and Dedicated Guards

The Estate continues to maintain a strong presence of well-trained security personnel. Many guards now serve on extended shifts, ensuring continuous coverage at all times. Patrol teams and supervisors conduct regular day-and-night rounds across the Estate, remaining vigilant and responsive. This proactive approach has already deterred potential threats and reassured both residents and business operators.

Addressing Ongoing Challenges

As Agbara Estate expands, new challenges arise, including the illegal parking of trucks along access roads, the influx of unauthorised traders and hawkers, and the movement of commercial motorcycles. These activities not only obstruct free movement but also pose security concerns. In response, firm enforcement measures have

been introduced, such as stricter monitoring of entry points, removal of illegal vending, structural solutions to reduce truck parking, and the installation of clear signage. Individuals or groups who disregard these rules are now subject to legal action.

Continuous Training and Capacity Building

We believe that effective security depends on the people behind it. Agbara Estate Property Services Limited (AEP SL) conducts regular training sessions for guards, head guards, and supervisors. These include orientation for new recruits as well as advanced programmes for senior officers. The training covers modern surveillance techniques, emergency response, and customer relations — ensuring personnel are fully equipped to manage evolving security needs.

Investments in Security Infrastructure

AEPSL has also invested in upgrading infrastructure to support security operations. Recent enhancements include the procurement of new searchlights, LED torchlights, patrol sirens, and the refurbishment of patrol vehicles. CCTV systems are being maintained and upgraded for wider coverage, while new uniforms and protective gear have been supplied to improve both professionalism and visibility of the security team.



Stronger Collaboration with the Police

Beyond internal measures, collaboration with the Nigerian Police Force has been further strengthened. The recent deployment of an Armoured Personnel Carrier (APC) within the Estate has significantly boosted patrol capabilities and provided a stronger deterrent against crime. This has improved both the response time to incidents and the overall confidence of stakeholders across Agbara Estate.



Looking Ahead...

Our plans for the near future include expanding mobility for security operations with the introduction of additional vehicles and security motorbikes. These measures will ensure faster response times, wider coverage, and even greater visibility across the Estate.

Our Ongoing Commitment

These efforts reflect AEPSL's unwavering commitment to safeguarding lives and property at Agbara Estate. By combining a strong security presence, continuous training, modern equipment, and close collaboration with law enforcement, we are steadily raising the bar for estate security in Nigeria. Together with our residents and corporate partners, we are creating a vibrant hub for business and living — built on the foundation of safety, order, and trust.

How You Can Support Estate Security

Security is most effective when it is a shared responsibility. We encourage all residents, businesses, and visitors to remain vigilant and report suspicious activities immediately to our control centre or estate security teams. By working hand in hand, we can continue to maintain the peace, safety, and harmony that make Agbara Estate an ideal place to live, work, and grow.

Re-vamped Agbara Estate Agency Services



A centralised Agency Desk enhances transparency and reduces transaction risk for landlords, tenants and buyers.



Buying land or a home in Agbara has become simpler and more transparent. With the re-vamped estate agency services, residents and investors now enjoy streamlined processes, verified documentation, and hands-on support from enquiry to handover. It's a smoother, safer path to property ownership.

What the Agency Desk does

Broker landlord-tenant relationships and manage verified tenant placements.

- Market and sell Agbara Estate-owned and third-party properties.
- Coordinate property inspections with external agents and process development consent applications.
- Manage title transfer requests and support legal coordination for secure transactions.

Benefits

- **Landlords:** professional listings, tenant verification, legal support and transparent pricing.
- **Tenants:** easy access to verified properties, protection from unregistered middlemen, and guided rental processes.
- **Buyers/Sellers:** documented due diligence, secure payment channels, and efficient title processing.

Operational Model

The Agency Desk is staffed by a dedicated officer and maintains close working ties with Legal and Facility Management teams; every transaction is logged and verified to estate policy standards.

Badagry Corridor: Lagos' Coastal Renaissance & Investment Opportunities



The Lagos–Badagry axis is entering a new era. What was once a quiet coastal stretch is rapidly transforming into a national development corridor — powered by world-class infrastructure projects, industrial growth, housing demand, and untapped tourism opportunities.

For smart investors, this isn't just another Lagos

Major Infrastructure Driving Growth

Lagos–Badagry Expressway Expansion

The 10-lane reconstruction (Mile 2 to Badagry) with BRT lanes and future rail capacity is reducing travel times and opening new residential and commercial access points.

Blue Line Light Rail Extension

The Lagos Blue Line is extending west to Okokomaiko, and eventually Agbara/Badagry — a game-changer for commuting and housing demand.

Badagry–Sokoto Super Highway (via Agbara)

This federal highway, cutting through Agbara, links Lagos to Nigeria's northern economic zones. Agbara is now positioned as a national logistics hub, primed for freight, warehousing, and industrial expansion.



“We expect this road to drive warehousing, inland container parks, and truck depots. Agbara is the anchor location.” — Infrastructure Analyst

Why This Matters for Investors

- Seamless mobility through road and rail.
- Increased land values as industries and commuters move west.
- National connectivity positioning Agbara as a logistics hub.

Residential Projects Respond to Demand

Southfields by Aspire Homes (Agbara Estate)

- **Location:** Agbara Industrial Estate
- **Developer:** Aspire Development Nigeria Ltd

- **Phase 1:** 46 bungalows (10 x 3-bed, 36 x 2-bed)
- **Sales Launch:** July 2025
- **Fatherland Creative City (Badagry)**
A 500-unit eco-friendly diaspora-focused community, featuring cultural, creative, and retirement-friendly amenities.

Why This Corridor is Investor Gold

Growth Driver	Impact on Property
Federal Superhighway	National trade, freight, and logistics potential via Agbara
Rail & Road Access	Improved connectivity to Lagos and international border
Industrial Workforce Base	12,000+ direct jobs on Agbara Estate; housing demand rising
Untapped Tourism Economy	Short-let and coastal housing on the rise
Diaspora Buyer Interest	Dual-market opportunity: build-to-live + build-to-let
Affordable Land & Homes	Still priced well below Lekki/Epe, but gaining attention fast

Zones to Watch

- **Agbara Industrial Layout**
(secure, title-backed land)
- **Ajara-Ile Apa Axis**
(tourism, residential)
- **Mowo-Topo-Ibereko**
(flexible use: warehouses or resorts)
- **Seme Border Area**
(logistics & international trade)

The Time to Invest is Now

From roads to railways to residential estates, the Lagos–Badagry corridor is experiencing a renaissance. Whether your focus is land banking, housing sales, or logistics, Agbara and Badagry are set to deliver lasting value.

Don't wait until it's saturated — the smart money is already moving west.

MTN Fibre Broadband: Connectivity for Homes & Industry



Think of a home where the internet never struggles, where streaming, Zoom calls, online classes, and even your smart home devices run without interruption. That's what the new MTN fibre broadband brings to our estate. The rollout has provided estate-wide infrastructure, so whether you're working from home, helping your kids with school assignments, or running a business, you can count on fast, reliable internet. It's not just about convenience — it's about making daily life smoother, safer, and more connected for every family here.

What's live

- Over 400 residential homes and two major industries are already connected to MTN fibre.
- The fibre backbone is fully laid across Agbara Estate to provide high-speed, low-latency internet to homes and businesses.

- For Southfields Estate buyers, fibre connection is straightforward, with service readiness at hand from launch.

How to subscribe

Visit the Agbara Estate Premium Services Limited (AEP SL) office, or email service@agbaraestate.com to request installation and billing activation.

Resident & Industry benefits

- Remote work readiness, HD streaming, reliable VoIP and the ability to deploy smart home systems.

How to Register Interest & Contact Information

Southfields Estate & Aspire Development Nigeria Ltd.

- Sales and registration opened in July 2025. Prospective buyers should contact Aspire Development Nigeria Limited or the Agbara Estate sales office for reservation forms, site inspection scheduling, and payment plan options.

AEPSL – Estate Services

- For MTN fibre subscriptions, Agency Desk enquiries, and security concerns contact AEPSL at the estate office or via service@agbaraestate.com.

For sales, technical or operational enquiries, contact the Agbara Estate or Aspire Homes sales desk.

Final Notes

Agbara Estate's recent initiatives — from the RFID biometric ID rollout, road and drainage upgrades, the CAPEX-backed main entrance project, to the launch of Southfields by Aspire Homes — signal a focused effort to deliver modern, secure and functional living within an industrially anchored economy.

Stakeholders should note: the estate's combination of industrial employment, planned infrastructure, modern security systems, and affordable residential supply makes it a pragmatic choice for families and investors. With strategic execution of Agbara 2.0 projects, the estate is positioned to deliver sustained value and improved quality of life.

Don't wait until the corridor is saturated. Early positioning yields the

