



IVY TRADE CITY





IVY TRADE CITY

*(SITUATED IN THE COMMERCIAL GATEWAY
OF ILADO TOWN, OGUN STATE)*

Welcome

Much more than being a marketplace; Ivy Trade City is a premier commercial hub strategically designed to serve as the economic hub of Ivy City and its surrounding communities across Lagos and Ogun States.

Positioned within the fastest growth corridor in Southwest Nigeria, Ivy Trade City offers investors the rare opportunity to secure commercial real estate in a location primed for exponential growth.



Why Invest in Ivy Trade City?

1. The Ogun State Advantage (The New Mega City Projection)

Coming on the heels of the recent certification of Gateway International Airport by the Nigerian Civil Aviation Authority to begin commercial flight and thereby positioning Ogun State firmly on Nigeria's aviation map and boosting its appeal as a destination for global trade, investment, and tourism, Ogun State has emerged the ideal go-to destination for real estate investors.

More than encountering a major economic boost, Ogun State has recently made tremendous strides in infrastructural development against the backdrop of multi-billion dollar investments in its corridor such as





“Together, they will transform Ogun State into a logistics and economic powerhouse, creating prosperity and opportunities for Nigerians at large.”





Dangote \$800M Cement Factory Project in Itori, Ogun State certified in December 2023.

Nigeria's Largest Seaport in Olokola Free Trade Zone, Ogun State certified in March 2025.

- Kajola Inland Dry Port, Kajola Ogun State certified on October 13, 2024.

- Ijebu-Ode Inland Dry Port, Epe/Mojoda expressway, Ijebu Ode, Ogun State certified on August 29, 2025

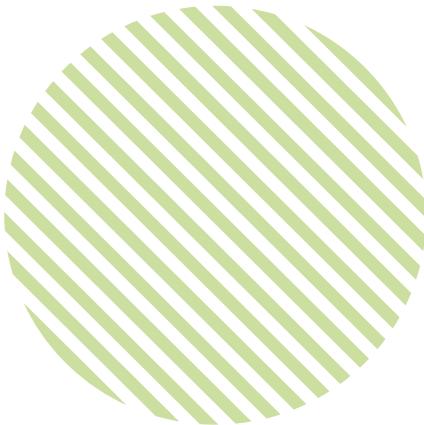
Approval of commercial operations at the Ogun State's Gateway International Airport, Ilishan, Ogun State by NACC certified on August 15, 2025.

- Iperu- Africa's Largest Garment Factory, Iperu-Ilishan Road, Ikenne LGA, Ogun State certified in August 2025.



With the Kajola Inland dry port already secured for the Ogun Central Industrial cluster and now the Ijebu-Ode Inland dry port for the Eastern corridor, the state is said to have been strategically balancing industrial growth across its three Senatorial Districts, ensuring equity and sustainable development.

2. Prime Location (Trading to the Best of Both Worlds)



Being strategically located in Ilado Town, Ijebu-Ode and 9 minutes drive from Omu-Epe, Lagos, positions it directly accessible to both Lagos and Ogun State markets.

3. Dedicated Infrastructures

Unlike traditional estate markets, Ivy Trade City will feature: Independent entrance and road network for easy accessibility.

Dedicated electrification and security systems, ensuring relentless operations.

Clear distinctions from the residential zones, allowing investors and traders to operate without restrictions.





4. Early Bird Advantage

Currently available at a promotional price with up to 30% discount. Investors benefit from competitive entry cost, considering current land valuations within Ilado and its environs. Opportunity to maximize ROI before full market value takes effect

5. Secure Land Title

A Certificate of Occupancy (C of O) is in view, which will: Guarantee investor security. Enhance property valuation significantly. Provide ease for future resale or business expansion financing.

6. Scarcity Advantage

Demand for commercial plots within Ivy Trade City is rapidly outpacing supply therefore, limited plots are available – ensuring exclusivity and long-term appreciation.

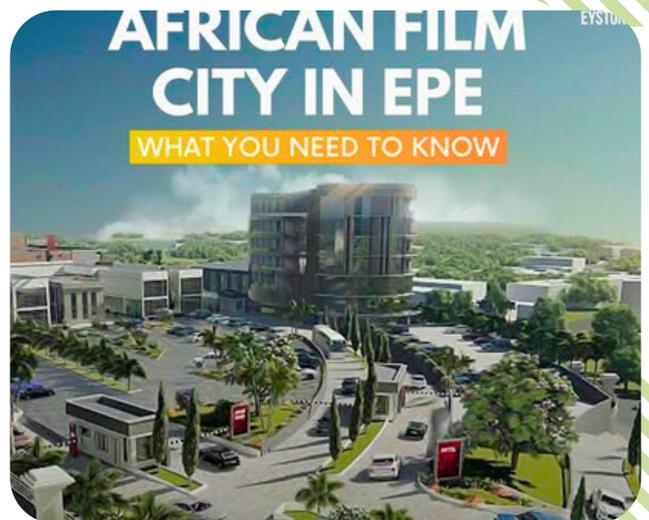


Strategic Neighborhood Landmarks Via Lagos State:

Lagos Food & Logistics Hub – Just 3km away, creating consistent trade and supply opportunities.



\$100 Million Lagos Film City (under construction) – A mega entertainment hub set to attract international investors, tourists, and businesses.



Proposed General Hospital – Steady commercial activity from staff, patients, and visitors.



Strategic Neighborhood Landmarks Via Lagos State:



Tertiary Institutions Cluster – TASUED, Augustine University, LASU (Epe), Yabatech (Epe Campus), Babcock, OOU, Hallmark University, among others – Thousands of students and staff will drive retail and service demand.



Industrial Anchors – Lagos Textile Factory, Dangote Cement Port, and nearby industrial bases bring thousands of workers needing commercial services daily.



Approved Ogun State Commercial Flights (Regional Airports) – Enhances accessibility and boosts trade.

Investor Benefits



Prestigious Location:

Strategically positioned within Ogun State's most ambitious urban and commercial expansion axis.

High Foot Traffic:

Daily patronage from estate residents, surrounding communities, institutions, and industrial zones.

Capital Appreciation:

Backed by multi-billion-naira infrastructure projects in both Lagos and Ogun.

Business Flexibility:

Suitable for supermarkets, banking halls, retail shops, restaurants, pharmacies, warehouses, and SMEs.





*Secure a parcel of Ivy
Trade City to position your
business at the heart of a
thriving commercial
ecosystem.*





Intelligent Real Estate Investing

