



RIGASA-MANDO

RESIDENTIAL/COMMERCIAL LAYOUT

BRIEF

The Rigasa-Mando Residential/Commercial layout situated in Igabi LGA is a haven for investors offering a unique combination of resources, Residential houses, Schools, Agricultural lands, Markets, Public & Commercial Buildings and Business environment rivalled by no other layout within the LGA in the State. The layout has an area of about 897.11 Ha with a total of 4407 plots planned for commercial and light industrial purposes.

THE LAYOUT WILL PROVIDE THE FOLLOWING INVESTMENT OPPORTUNITIES:

S/N	LAND USE	PURPOSE	Total No. of Plots	Investment opportunities
1	Residential	❖ Private Residential ❖ Mass Housing	3899	❖ Private residential development ❖ Affordable Mass Housing/Staff Quarters
2	Industrial	Light Industry	46	❖ Wood processing, assembly and furniture factory ❖ Textile & Apparel Factory ❖ Shoe Factory ❖ Plastic Industries & Recycling Plants ❖ Roofing Sheets ❖ Chemical & Paint factory ❖ Food, Juice & Agricultural processing manufacturing companies etc. ❖ Warehousing for the light industries ❖ Mechanic Workshop ❖ Block industry
3	Commercial	Commercial Use	333	❖ Recreational such as parks, hotels, sports area etc. ❖ Retail Stores ❖ Neighborhood centre ❖ Filling Stations ❖ Commercial Institutions etc. ❖ Banks & Atm Gallery ❖ Eatery ❖ Spare parts market
4	Public facilities	❖ Public Institutions ❖ Public Utility	47	❖ Health, Social & Educational institutions etc Health clinic ❖ Place of worship ❖ Fire Services ❖ Police post
5	Others		82	❖ Existing Settlement
		Total	4407	

Why Invest In This Layout?

- The Layout is strategically located along the Rigasa train station for easy shuttle between Kaduna and Abuja.



- Proximity to the Kaduna international airport and the Kaduna inland dry port for import and export.



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- Proximity to the Nigerian Defence Academy for academic and security purpose and also the Federal college of forestry for agro-allied research and educational purpose.



- The layout is positioned along the Kaduna-Lagos (Trunk A road) which serves as a route linking the Northern to the southern Nigerian market.



Why Invest In This Layout?

- Proximity to the Kaduna city center through the newly constructed rabah link road flyover.



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