

# Zamfara Gold & Agro-Industrial City

An integrated, resource-driven industrial township

**Gusau, Zamfara State, Nigeria**

An emerging Smart Industrial City anchored on gold, agriculture & livestock

|                      |                     |                       |                       |                  |                       |
|----------------------|---------------------|-----------------------|-----------------------|------------------|-----------------------|
| Gold Processing Zone | Agro-Industrial Hub | Livestock & Meat City | Solid Minerals Estate | Solar Power Park | Walk-to-Work Township |
|----------------------|---------------------|-----------------------|-----------------------|------------------|-----------------------|

|                     |                    |                             |                        |                  |
|---------------------|--------------------|-----------------------------|------------------------|------------------|
| <b>Z</b><br>Zamfara | <b>G</b><br>Gold & | <b>A</b><br>Agro-Industrial | <b>I</b><br>Integrated | <b>C</b><br>City |
|---------------------|--------------------|-----------------------------|------------------------|------------------|

|   |   |                                 |                                    |   |
|---|---|---------------------------------|------------------------------------|---|
| <b>1,000</b><br>Hectares (~2,500 acres) | <b>30,000+</b><br>Direct jobs to be created | <b>50+</b><br>Target industries | <b>7</b><br>Distinct zone clusters | <b>\$2B+</b><br>Projected investment capacity |
|---|---|---------------------------------|------------------------------------|---|

The project is promoted and developed by the State Government of Zamfara.

ZGAIC is spread across 1,000 hectares of land near Gusau, modelled on a walk-to-work concept with state-of-the-art infrastructure to provide a high quality of life encompassing social, entertainment and educational facilities.

## ZAMFARA ZGAIC INCENTIVES

- ✓ Tax related advantages
- ✓ Zero corporate income tax
- ✓ Zero withholding tax and dividend
- ✓ Zero VAT on purchases made within the zone
- ✓ No Custom duties on imports
- ✓ Inspection of exports done annually at the zone
- ✓ Revenue in USD and other currencies allowed
- ✓ No foreign ownership restrictions
- ✓ Single Window clearance for all government processes
- ✓ Abundant supply of gold, agric & mineral raw materials
- ✓ 100% foreign capital investment and gains repatriation
- ✓ No need for company Expatriate Quotas

## WHY CHOOSE ZGAIC, ZAMFARA?

### ■ Nigeria's #1 Gold-Producing State

*Zamfara produces the most artisanal and small-scale gold in Nigeria*

### ■ 2.4 Million Hectares Arable Land

*Vast cultivable land for large-scale agro-industrial investment*

### ■ State-of-the-Art Infrastructure

*World-class roads, utilities, solar power, telecom networks*

### ■ Modern Lifestyle Amenities

*School, hospital, hotel, shopping centre within the zone*

### ■ Affordable Cost

*Competitive plot prices with flexible lease and ownership options*

### ■ Strategic Location & Connectivity

*Close to Gusau city, Gusau Airport, and trans-Saharan trade routes*

### ■ Single Window Services

*One-stop shop for all licences, permits and approvals*

### ■ Attractive Tax Incentives

*Pioneer status, tax holidays, zero duties and more*

### General Incentives

Companies Income Tax

Pioneer Status

Tax Relief for Research and Development

Labour Intensive Mode of Production

Investment in Infrastructure

## FINANCIAL AGENCIES & INSTITUTIONS IN ZAMFARA

Various financial organizations are operational in Zamfara State rendering their services and granting loans to genuine businessmen and prospective investors. Such sources of finance include:

|  |                           |   |
|--|---------------------------|---|
| Bank of Industry (BOI)                   | Bank of Agriculture (BOA) | Zamfara State Small Industry Credit Schemes |
| Commercial Banks & Mortgage Institutions | Microfinance Banks        | Insurance Companies and Pension Funds       |
| Small Trade Special Scheme               | NEXIM Export Finance      | BOI Cottage Industry Fund                   |

## VISION

"To create Nigeria's foremost resource-driven integrated industrial city, focusing on value-added gold processing, agro-industrial production, and livestock commerce — generating inclusive wealth and positioning Zamfara as a global investment destination."

## OBJECTIVES

- Develop an environmentally and socially responsible industrial zone
- Provide state-of-the-art infrastructure facilities to all zone users
- Create a business-friendly ecosystem anchored on Zamfara's natural endowments
- Provide Quality of Life to all sections of society within and around the zone
- Achieve Professional Excellence delivering quality services nationally and globally
- Support in nation building and adherence to National and Global Standards

## FOCUS INVESTMENT SECTORS

- ◆ Housing
- ◆ Agriculture
- ◆ Power & Energy
- ◆ Industry/Manufacturing
- ◆ Solid Minerals/Mining
- ◆ Waste to Wealth
- ◆ ICT
- ◆ Transportation
- ◆ Hospitality & Tourism

## ZGAIC ZONE LAYOUT

### GOLD PROCESSING & REFINERY ZONE

Plots: 24 | Area: 120 Ha | 12% land use  
Anchor refineries, assay labs, jewellery mfg, bullion storage

### AGRO-PROCESSING INDUSTRIAL ZONE

Plots: 80 | Area: 200 Ha | 20% land use  
Cotton ginning, groundnut oil, grain processing, food mfg

### LIVESTOCK, MEAT & DAIRY ZONE

Plots: 35 | Area: 90 Ha | 9% land use  
Abattoir, cold chain, dairy processing, leather tanning

### SOLID MINERALS PROCESSING ESTATE

Plots: 20 | Area: 75 Ha | 7.5% land use  
Kaolin, gypsum, iron ore, quarrying value-add

### RESIDENTIAL & COMMERCIAL ZONE

Units: 1,200+ | Area: 180 Ha  
Walk-to-work housing, hotel, school, hospital, shopping centre

### SOLAR POWER PARK

Plots: 9 | Area: 150 Ha | 15% land use  
150 MW installed capacity; excess power fed to state grid

### LOGISTICS & COMMERCIAL ZONE

Warehousing, truck terminal, commercial complex, office spaces

## LAND USE SUMMARY

| Zone              | Area (Ha)    | Land %      |
|-------------------|--------------|-------------|
| Gold & Refinery   | 120          | 12%         |
| Agro-Processing   | 200          | 20%         |
| Livestock & Dairy | 90           | 9%          |
| Minerals Estate   | 75           | 7.5%        |
| Residential/Comm. | 180          | 18%         |
| Solar Power Park  | 150          | 15%         |
| Logistics & Roads | 185          | 18.5%       |
| <b>TOTAL</b>      | <b>1,000</b> | <b>100%</b> |

## TARGET INDUSTRIES FOR ZGAIC

### GOLD & PRECIOUS MINERALS

- Gold refining & smelting
- Jewellery manufacturing
- Kaolin processing
- Gypsum board manufacturing
- Assay & certification labs
- Bullion trading centre

### AGRO-PROCESSING

- Cotton ginning & spinning
- Groundnut oil mills
- Corn/maize mills
- Soya bean oil processing
- Rice mills
- Tomato puree & ketchup mfg
- Grain storage & packaging

### LIVESTOCK, MEAT & DAIRY

- Poultry farming
- Livestock rearing
- Animal protein processing
- Leather tanning & finishing
- Dairy & cheese production
- Cold chain logistics

### AGRO-ALLIED

- Agro-machines & farm implements
- Agro-chemical blending
- Agricultural trading centres
- Dairy processing
- Organic drinks & beverages
- Packaging industries

### LIGHT MANUFACTURING

- Textile & Apparel industries
- Footwear industries
- Construction machinery assembly
- Stationary manufacturing
- Building materials mfg

### BUILDING MATERIALS

- Ceramics/sanitary wares, tiles
- Porcelain/ceramic artwork
- Gypsum/plaster board manufacturing
- Silica sand products

## INFRASTRUCTURE FACILITIES

ZGAIC provides an excellent internal road network. All roads are very wide and have dual carriageway.

|                  |                |
|------------------|----------------|
| Main Spinal Road | 45m Wide       |
| Sector Road      | 30m Wide       |
| Internal Roads   | 24m & 15m Wide |

### Zone-Level Utilities Include:

- Water Supply Distribution System
- Water Treatment Plant
- Storm Water Drainage Collection network
- Sewerage Collection System
- Sewage Treatment Plant
- Telecom Network via Service Providers
- Rainwater Harvesting
- Street Lighting
- Parks and Green Spaces
- Solid Waste Management
- Boundary Wall & Perimeter Security
- Truck Parking Bays

### Key Social Infrastructure:

| OFFICE COMPLEX                  | SCHOOL                                   | 28 c |
|---------------------------------|--|------|
| Ground: 1,00<br>Built-up: 6,00  | Ground: 2,553 sqm<br>Built-up: 5,106 sqm |      |
| HOSPITAL                        | HOTEL                                    | 78 r |
| Ground: 5,05<br>Built-up: 21,68 | Suites: 7   2BHK: 2<br>Dormitories: 8    |      |
| SHOPPING CENTRE                 | COMMERCIAL COMPLEX                       | 1    |
| Ground: 2,25<br>Built-up: 6,77  | Ground: 3,660 sqm<br>Built-up: 7,230 sqm |      |

## ADVANTAGE ZAMFARA

|                        |   |                        |  |
|------------------------|---|------------------------|--|
| <b>Area</b>            | 39,762 sq km                              | <b>Population</b>      | ~4.5 Million                           |
| <b>LGAs</b>            | 14 LGAs                                   | <b>Capital</b>         | Gusau                                  |
| <b>Vegetation</b>      | Sudan Savannah                            | <b>Cultivable Land</b> | ~2.8 Million Hectares                  |
| <b>Major Crops</b>     | Cotton, Sorghum, Millet, Groundnut, Wheat | <b>Livestock</b>       | Cattle, Sheep, Goats, Poultry          |
| <b>Gold Production</b> | Nigeria's #1 gold-producing state         | <b>Solid Minerals</b>  | Gold, Silver, Iron Ore, Kaolin, Gypsum |

### Solid Minerals in Zamfara:

**Gold:** Nigeria's top artisanal & small-scale gold producer

**Silver:** Co-occurring with gold deposits across the state

**Iron Ore:** Commercially significant deposits in multiple LGAs

**Kaolin:** Available for ceramic and paper industries

**Gypsum:** For construction materials and plaster board

**Granite:** Quarrying potential across the state

**Feldspar:** For glass and ceramic raw materials

**Talc:** Industrial minerals for paint and cosmetics

### Why Zamfara for Investment?

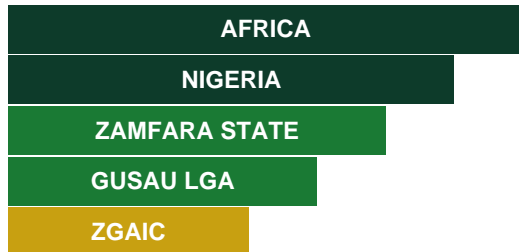
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|-----------|---|
| <b>1</b>  | <b>Abundant Resources</b><br>Nigeria's richest state in artisanal gold; vast arable land; rich solid mineral deposits |
| <b>2</b>  | <b>Large Market</b><br>Population of ~4.5 million; proximity to Niger Republic (20 million+ market)                   |
| <b>3</b>  | <b>Political Stability</b><br>Committed state government driving peace and economic transformation agenda             |
| <b>4</b>  | <b>Free Market Economy</b><br>Liberal investment laws; open to 100% foreign ownership in ZGAIC                        |
| <b>5</b>  | <b>Robust Private Sector</b><br>Growing mining, agriculture, and trading private sector base                          |
| <b>6</b>  | <b>Free Flow of Investment</b><br>No capital repatriation restrictions; foreign currency transactions permitted       |
| <b>7</b>  | <b>Attractive Incentives</b><br>Pioneer status; tax holidays; zero customs duties; one-stop approvals                 |
| <b>8</b>  | <b>Infrastructure</b><br>Solar power, roads, water, telecoms — all within the zone                                    |
| <b>9</b>  | <b>Skilled &amp; Low Cost Labour</b><br>Young, trainable workforce available at competitive wage rates                |
| <b>10</b> | <b>Fast Growing Financial Sector</b><br>Multiple banks, microfinance and development finance institutions operational |

## PROJECT LOCATION & CONNECTIVITY

### Project Location:

ZGAIC is located **15 km from Gusau City**, the capital of Zamfara State. Zamfara State is strategically situated in Northwest Nigeria, bordering the Niger Republic to the north — making it a natural gateway for trans-Saharan trade and the West African regional market.

### Location Hierarchy:



### Connectivity:

|                            |          |
|----------------------------|----------|
| Gusau City                 | 15 kms   |
| Gusau Airport              | 20 kms   |
| Sokoto City                | ~130 kms |
| Kano International Airport | ~250 kms |
| Niger Republic Border      | ~80 kms  |
| Abuja (FCT)                | ~530 kms |

### Why the Location Matters:

- Direct land route to Niger Republic — 80 million+ West African market
- Trans-Saharan trade corridor through Zamfara and Sokoto
- Proximity to Gusau Airport for air freight logistics
- On major highway linking Kano to Sokoto (North-South artery)
- Close to Nigeria's main agricultural belt — ready raw material supply
- Strategic buffer zone between sub-Saharan Africa and North Africa

|  |   |  |   |
|--|---|--|---|
| <b>CONTACT US</b><br>Zamfara State Investment<br>Promotion Agency (ZAMIPA)<br>Government House, Gusau,<br>Zamfara State, Nigeria | <b>REACH US</b><br>Tel: +234 (0) 803 XXX XXXX<br>Email: invest@zamfara.gov.ng | <b>ONLINE</b><br><a href="http://www.zamfarainvest.gov.ng">www.zamfarainvest.gov.ng</a><br><a href="https://www.facebook.com/InvestZamfara">www.facebook.com/InvestZamfara</a> | <b>ZGAIC SITE OFFICE</b><br>Km 15, Gusau-Maradun Road<br>Gusau, Zamfara State |
|--|---|--|---|