

BY PRIORITY SECTOR

Key Investment Locations

Where to invest in Sokoto State across six priority sectors: agriculture, real estate, healthcare, energy, mining and logistics.

Sokoto Investment Company Limited

sicl.sk.gov.ng

SOKOTO STATE AT A GLANCE

Sokoto at a glance

A natural trade hub with proximity to the Niger Republic and access to Sahel markets, with strengths across agriculture, solar energy and solid minerals.

EXHIBIT 1

KEY FIGURES

5M+
Population

2M+
Hectares of arable land

6.0
kWh/m² daily average solar radiation

15%
of Nigeria's onions produced in Sokoto

ADMINISTRATIVE STRUCTURE

23 LGAs

Local Government Areas

Binji	Bodinga	Dange Shuni	Gada
Goronyo	Gudu	Gwadabawa	Illela
Isa	Kebbe	Kware	Rabah
Sabon Birni	Shagari	Silame	Sokoto North
Sokoto South	Tambuwal	Tangaza	Tureta
Wamakko	Wurno	Yabo	

SECTOR LOCATION MATRIX

Where to invest, by sector

SECTOR	KEY LOCATIONS	SEE
Agriculture & Agro-Processing	Goronyo Dam · Statewide farmland	p. 04
Real Estate & Construction	Sokoto metropolis · Usmanu Danfodiyo University	p. 05
Healthcare & Pharmaceuticals	Usmanu Danfodiyo University Teaching Hospital · Underserved communities	p. 06
Energy & Renewables	Statewide solar resource · Rural communities	p. 07
Mining & Solid Minerals	Kalambaina	p. 08
Logistics & Trade	Illela · Trade Fair Complex, Mabera Mujaya · Sultan Abubakar III International Airport	p. 09

HOW TO READ THE TAGS

FROM SECTOR PROFILE — Location named in the Sokoto priority sector profiles or SICL partner documents.

SECTOR 01

Agriculture & Agro-Processing

Sokoto is one of Nigeria's leading agricultural hubs, producing millet, onions, rice, tomatoes, and livestock.

2M+
Hectares of arable land

15%
of Nigeria's onions are produced in Sokoto

KEY LOCATIONS

A Goronyo Dam

FROM SECTOR PROFILE

Goronyo LGA

The sector profile cites irrigation potential from the Goronyo Dam as a key reason the state is primed for agro-processing investments.

RELEVANT INVESTOR PROSPECTS

- Flour and rice mills
- Tomato paste and vegetable oil processing

B Statewide farmland

FROM SECTOR PROFILE

Across the state

Over 2 million hectares of arable land producing millet, onions, rice, tomatoes, and livestock.

RELEVANT INVESTOR PROSPECTS

- Dairy products (milk, yoghurt, cheese)
- Leather and footwear industries

SECTOR 02

Real Estate & Construction

Urban growth, educational expansion, and rising middle-class demand make Sokoto's real estate sector highly attractive.

5M+
Population over 5 million

Growing
Student population (Usmanu Danfodiyo University)

KEY LOCATIONS

A Sokoto metropolis

Sokoto North, Sokoto South and Wamakko LGAs

The state's main urban centre, where urban growth and rising retail and residential demand are concentrated.

RELEVANT INVESTOR PROSPECTS

- Affordable housing schemes
- Commercial properties (malls, offices)

B Usmanu Danfodiyo University

FROM SECTOR PROFILE

Sokoto

A growing student population at the university drives demand for student accommodation.

RELEVANT INVESTOR PROSPECTS

- Student and middle-income housing estates

SECTOR 03

Healthcare & Pharmaceuticals

With a large underserved population, Sokoto offers opportunities in healthcare facilities, pharmaceuticals, and logistics.

5M+
Population of 5 million+

Low
Healthcare penetration

KEY LOCATIONS

A Usmanu Danfodiyo University Teaching Hospital

Sokoto metropolis

An existing tertiary teaching hospital in Sokoto, and a reference point for specialist care, diagnostics and pharma distribution.

RELEVANT INVESTOR PROSPECTS

- Hospitals and diagnostic centres
- Pharmaceutical warehousing and logistics

B Underserved communities

FROM SECTOR PROFILE

Across the state

A large underserved population and low healthcare penetration create unmet demand for facilities and care.

RELEVANT INVESTOR PROSPECTS

- Specialised maternal and pediatric care
- Hospitals and diagnostic centres

SECTOR 04

Energy & Renewables

Sokoto has one of the highest solar radiation levels in West Africa, offering immense potential for renewable energy.

6.0
kWh/m² daily average solar radiation

Rising
Demand for off-grid solutions

KEY LOCATIONS

A Statewide solar resource

FROM SECTOR PROFILE

Across the state

A daily average solar radiation of 6.0 kWh/m², one of the highest levels in West Africa.

RELEVANT INVESTOR PROSPECTS

- Solar mini-grids
- Renewable plants for industrial clusters

B Rural communities

FROM SECTOR PROFILE

Across the state

A large rural population needing power, with rising demand for off-grid solutions.

RELEVANT INVESTOR PROSPECTS

- Solar mini-grids
- Off-grid power for mining and agro-industries

SECTOR 05

Mining & Solid Minerals

Sokoto holds some of Nigeria's richest deposits of cement-grade limestone and abundant gypsum, as well as gold, kaolin, and phosphate.

Cement

Operations already in production

Proven

Reserves of limestone and gypsum

KEY LOCATIONS

A Kalambaina

Wamakko LGA

Location of limestone deposits and of existing cement production in the state.

RELEVANT INVESTOR PROSPECTS

- Cement and clinker plants
- Ceramic and tile manufacturing

SECTOR 06

Logistics & Trade

Sokoto is a natural trade hub with proximity to the Niger Republic and access to Sahel markets.

Border

Access with the Niger Republic

Expanding

Regional road networks

KEY LOCATIONS

A Illela

Illela LGA

Border town and crossing point with the Niger Republic.

RELEVANT INVESTOR PROSPECTS

- Dry ports and bonded warehouses
- Trade facilitation platforms

B Trade Fair Complex, Mabera Mujaya

FROM SECTOR PROFILE

Sokoto

Home of the Sokoto Chamber of Commerce, Industry, Mines and Agriculture (SOCCIMA).

RELEVANT INVESTOR PROSPECTS

- Trade facilitation platforms

C Sultan Abubakar III International Airport

Sokoto

The state's international airport.

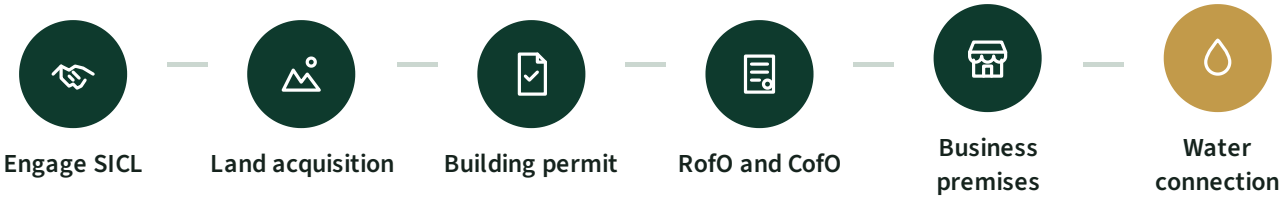
RELEVANT INVESTOR PROSPECTS

- Cold chain logistics

FROM LOCATION TO INVESTMENT

Next steps

Once you have identified a location, the regulatory processes below take your project from first engagement to operation. Each is set out step by step in the companion *Regulatory Framework* guide.



START HERE

Submit a concept note to SICL

Send your project proposal by official email, or deliver it to the SICL office at No. 8 Kano Road, Sokoto.

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