

Is Land Banking Profitable in Nigeria?

Most Nigerians lose money buying land not because land is a bad investment, but because they do not understand land banking. Many people buy land in far outskirt locations, tying down their money much longer than expected with little or no growth.

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True land banking is not about buying cheap land and waiting endlessly. It is about strategic positioning putting your money in land that is located where development is already moving towards.
So the big question is simple. Is land banking profitable in Nigeria?
Yes, but only when it is done the right way.

What Is Land Banking in Nigeria?

Land banking in Nigeria is the practice of acquiring land in a high growth location and holding it for a defined period while infrastructure, demand, and development push up its value.
It is not speculation. It is a calculated investment approach based on timing, location, and verified information.
Smart land banking focuses on areas with clear indicators of growth such as expanding road networks, proximity to city centers, increasing residential demand, and proper land documentation.
When these factors align, land appreciation becomes predictable rather than uncertain.

Why Land Banking Works in Nigeria

Nigeria has one of the fastest growing populations in the world, and cities like Abuja continue to expand rapidly. As urban areas grow, surrounding districts naturally become more valuable.

New roads, estates, schools, hospitals, and commercial developments all push land prices upward.

Investors who enter these locations early enjoy significant appreciation over a relatively short period.
This is why land banking in Nigeria remains one of the most profitable real estate strategies when approached strategically.



Feature Story :

The Civil Servant Who Got It Right at De Velli Apex Dawaki

Mr. Ahmed is a mid level civil servant working in Abuja. Like many salary earners, he wanted to invest in real estate but was cautious. He could not afford to lock away his savings for many years, and he did not want the stress that comes with construction or rental property management.
In early 2024, Mr. Ahmed decided to explore land banking. Instead of buying land in a very remote area, he chose fractional ownership at De Velli Apex, Dawaki, a location already experiencing visible development and increasing demand.

With an investment of ₦2.5 million, he acquired his portion of the land. His decision was guided by three key factors. The strategic location of Dawaki, the pace of infrastructure development in the area, and the credibility of De Velli Group.

Over the next sixteen months, development around Dawaki accelerated. Access roads improved, demand for land increased, and property values rose steadily. When Mr. Ahmed eventually decided to sell his fractional interest, the value had appreciated to ₦5 million.
That represents a 100 percent return in just over one year.
For a civil servant earning a fixed monthly income, this outcome was significant. He doubled his money without taking loans, building houses, or managing tenants.

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This example clearly shows what true land banking means. It is not about buying land and hoping development arrives someday. It is about placing your money in the right land, at the right time, and allowing growth to work in your favor.

Key Factors That Make Land Banking Profitable in Nigeria

To succeed with land banking, investors must pay attention to the following:

- **Location**

Land close to developed districts, major roads, or fast growing neighborhoods appreciates faster.

- **Timing**

The best returns come from entering before major infrastructure is completed.

- **Documentation**

Clear titles reduce risk and make resale easier and faster.

- **Developer Credibility**

Working with trusted developers protects capital and builds buyer confidence when it is time to sell.

Who Should Consider Land Banking?

Land banking is ideal for investors who want strong capital appreciation without the responsibilities of construction or rental management. It is well suited for civil servants, professionals, and business owners looking to grow wealth steadily.
However, it requires proper guidance and informed decisions. Without these, land banking can quickly turn into speculation.



Final Thoughts

So, is land banking profitable in Nigeria?
Yes, when it is done correctly. Land ownership alone is not enough, what truly matters is positioning. And in a growing city like Abuja, those who position early and wisely enjoy the greatest rewards.

Position Yourself Early

Land banking is profitable when you enter the right location at the right time. Explore strategic land banking opportunities with De Velli Group and position yourself for real growth.

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