

175 Acres of Strategic Freehold Land

Buikwe, Uganda | Kampala–Jinja Corridor

A productive agricultural property with significant potential for long-term investment and development.



175 acres Contiguous freehold land	~4 km Kampala–Jinja Highway	~3 km Buikwe Town	~3 km Proposed SGR station
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Agriculture • Agro-Processing • Industrial • Logistics • Residential & Mixed-Use • Institutional

Investment Overview

A substantial opportunity to acquire approximately 175 acres of contiguous freehold land in Buikwe District, Uganda. The property is currently used for commercial sugarcane cultivation and combines productive agricultural use with longer-term potential for commercial, industrial, logistics, agro-processing and other development uses.

The property is approximately 4 km from the existing Kampala–Jinja Highway, about 23 km from Jinja City, 13 km from Lugazi Town and approximately 3 km from Buikwe Town. It is also located in an area where major transport infrastructure is planned, including the Standard Gauge Railway (SGR) and the proposed Kampala–Jinja Expressway; a proposed SGR station at Buikwe is approximately 3 km from the property.

Land area	Approximately 175 acres
Tenure	Freehold
Current use	Established commercial sugarcane cultivation
Highway	Approximately 4 km from Kampala–Jinja Highway
Buikwe Town	Approximately 3 km
Lugazi Town	Approximately 13 km
Jinja City	Approximately 23 km
Electricity	Existing three-phase electricity line
Water	Natural water resources
SGR	Planned railway in the vicinity; proposed Buikwe station ~3 km away

Why This Property is Different

The property offers an unusual combination of current productive use and longer-term development potential. It can continue to operate as productive agricultural land while providing an investor with the opportunity to consider other uses, subject to planning, technical, environmental and regulatory requirements.

Investment Opportunities

Industrial Estate

Potential to accommodate manufacturing, agro-processing, warehousing, logistics and other commercial facilities. The existing three-phase electricity line is relevant for operations requiring reliable electrical power.

Commercial Agriculture

The land is currently under sugarcane cultivation and has demonstrated its suitability for agriculture. Fertile soils and natural water resources offer potential for continued or diversified commercial farming.

Agro-Processing & Light Industry

The combination of agricultural land, electricity, road access and proximity to major transport routes creates potential for food processing, agricultural produce processing, packaging, cold storage, storage and distribution.

Warehousing, Logistics & Distribution

The location near the Kampala–Jinja Highway, together with planned SGR infrastructure and the proposed expressway in the wider area, may support future warehousing, distribution, logistics, storage and agricultural collection activities.

Residential or Mixed-Use Development

At approximately 175 acres, the property provides a substantial site for consideration of a planned residential or mixed-use development, subject to appropriate approvals and infrastructure provision.

Institutional, Educational & Faith-Based Uses

The size, location and setting could support schools, colleges, vocational training centres, faith-based institutions, community projects, NGO or charitable projects and agricultural training facilities.

Aquaculture

Natural water resources, including wells and waterways, may provide opportunities for aquaculture, subject to technical, environmental and regulatory assessment.

Strategic Advantages

175 acres of freehold land

Freehold tenure provides long-term ownership and flexibility, subject to Uganda's applicable laws, planning requirements and restrictions.

Strategic transport position

Approximately 4 km from the Kampala–Jinja Highway, with planned SGR infrastructure and a proposed Buikwe station approximately 3 km away.

Existing infrastructure

An existing three-phase electricity line runs through the property, while established internal roads support current agricultural operations.

Natural resources

The property benefits from wells and natural waterways that currently support agricultural activities and may support additional uses subject to assessment.