



JOMORO MUNICIPAL ASSEMBLY



REPUBLIC OF GHANA

JOMORO

INVESTMENT OPPORTUNITY & DEVELOPMENT PROSPECTUS

Western Region, Ghana

Agriculture · Energy · Mining
Logistics · Tourism · Industry · Digital Infrastructure

Prepared for prospective investors, development finance
institutions and strategic partners

UPDATED OCTOBER 2026

INVESTMENT OVERVIEW

Prepared for: Prospective Investors, Development Finance Institutions, Strategic Partners and Private Sector Developers

1. Executive investment summary

Location: Jomoro Municipality, Western Region, Republic of Ghana

Date: September 2026
Jomoro Municipality | Western Region, Ghana

1. EXECUTIVE INVESTMENT SUMMARY

Jomoro is a strategically located municipality in the southwestern part of Ghana's Western Region, positioned along the Gulf of Guinea and sharing a western boundary with Côte d'Ivoire.

Covering approximately **1,344 square kilometres**, Jomoro combines a strategic international-border location, extensive agricultural resources, a long coastline, fishing communities, tourism assets and significant planned petroleum infrastructure.

The municipality presents an attractive investment proposition because it sits at the intersection of several major economic opportunities:

- Ghana–Côte d'Ivoire cross-border trade
- Agriculture and agro-processing
- Petroleum and petrochemical development
- Logistics and warehousing
- Fisheries and aquaculture
- Tourism and hospitality
- Renewable energy
- Real estate and supporting infrastructure
- Digital services and technology
- Skills development and industrial services

Jomoro's investment proposition is further strengthened by the planned **Petroleum Hub**, for which the municipality is a designated strategic location. In April 2026, the Petroleum Hub Development Corporation reported that the planned project area had been reduced from the previously announced 20,000 acres to approximately **12,300 acres (5,000 hectares)** while maintaining the project's viability.

Investment opportunity: Mining

Explore licensed project opportunities and services for verified regional operators. Opportunity 3 (Mining) sets out candidate business models, approval checks and a staged assessment process.

INVESTMENT THESIS

Jomoro offers investors the opportunity to participate in the transformation of a strategically located coastal and border municipality into a major West African centre for energy, trade, agriculture, logistics, tourism and industrial development.

2. WHY JOMORO?

Five Strategic Investment Advantages

1. Strategic Location

Jomoro sits on Ghana's southwestern frontier, with:

- Côte d'Ivoire to the west
- Gulf of Guinea to the south
- Western Region's economic corridor to the east
- Agricultural hinterland to the north

This gives investors access to both Ghanaian and wider West African markets.

2. Border Trade

Elubo is one of the municipality's major population centres and is strategically positioned for Ghana–Côte d'Ivoire commercial activity.

This creates opportunities for:

- Warehousing
- Distribution
- Transport
- Cold-chain logistics
- Wholesale markets
- Retail
- Hospitality
- Vehicle services
- Financial services
- Digital trade infrastructure

3. Petroleum Hub

The Petroleum Hub represents one of the most significant potential catalysts for economic transformation in the area.

The project's planned infrastructure has included refinery, petrochemical, storage, jetty, port and supporting infrastructure.

4. Agricultural Base

Agriculture remains fundamental to Jomoro's economy, with significant production potential in:

- Coconut
- Oil palm
- Rubber
- Cocoa
- Food crops
- Livestock
- Fisheries

The Municipal Assembly specifically identifies agro-processing and investment in agriculture as opportunities for economic development.

5. Tourism & Natural Assets

Jomoro has a combination of coastline, cultural heritage, ecological attractions and tourism sites, including:

- Ankasa National Park
- Nzulezo
- Apollonia Fort
- Osagyefo Barge
- Abby Lagoon
- Beaches
- Nzema cultural heritage

The Municipal Assembly is actively promoting tourism and private-sector participation.

3. LOCATION & CONNECTIVITY

Jomoro covers approximately **1,344 km²**, equivalent to about 5.6% of the Western Region's land area.

The municipality's geography provides three major investment corridors:

A. Border Corridor

Ghana → Elubo → Côte d'Ivoire

Potential:

- Cross-border commerce
- Logistics
- Distribution
- Warehousing
- Transport

B. Coastal Corridor

Gulf of Guinea → Coastal communities → Tourism / Fisheries / Energy

Potential:

- Tourism
- Fisheries
- Aquaculture
- Maritime services
- Coastal hospitality

C. Inland Agricultural Corridor

Farming communities → Aggregation → Processing → Markets

Potential:

- Commercial agriculture
- Agro-processing
- Storage
- Packaging
- Export

4. MARKET & POPULATION CENTRES

Jomoro's population is distributed across numerous rural and urban settlements.

Major population centres identified by the Municipal Assembly include:

Community	2021 Projection
Elubo	23,952
Half Assini	23,302
Tikobo No. 1	10,113
Bonyere	8,608
Tikobo No. 2	7,055
Nuba	5,660
Ahobre No. 2	5,625
Samenye	5,562
Takinta	5,535
Ezinlibo	5,199

The settlement pattern creates opportunities for both **centralised investment in major towns** and **distributed investment in rural production communities**.

5. INVESTMENT OPPORTUNITY 1 — PETROLEUM & ENERGY

The Jomoro Petroleum Hub

The Petroleum Hub is potentially the most transformative investment catalyst in Jomoro.

Government planning documents identify the Domunli/Bonyere area as the location for the Petroleum Hub. Earlier spatial planning identified a broader 20,000-acre intervention area, while the 2026 update from the Petroleum Hub Development Corporation reported a reduction to approximately 12,300 acres.

The broader project concept includes:

- Refining
- Petrochemicals
- Petroleum storage
- Distribution
- Jetty/port infrastructure
- LPG/LNG-related infrastructure
- Power infrastructure
- Water treatment
- Waste management
- Commercial services
- Supporting social infrastructure

Investor Opportunities

The Petroleum Hub creates opportunities beyond refinery ownership.

Investors can participate in:

- Engineering services
- Construction
- Equipment supply
- Industrial maintenance
- Logistics
- Security
- ICT
- Telecommunications
- Accommodation
- Catering
- Waste management
- Environmental services
- Transportation

- Training
- Warehousing
- Industrial safety
- Local manufacturing

INVESTMENT STRATEGY

Investors should consider positioning themselves as **supporting-service providers to the petroleum ecosystem**, rather than focusing exclusively on the refinery itself.

6. INVESTMENT OPPORTUNITY 2 — AGRICULTURE & AGRO-PROCESSING

Agriculture is one of Jomoro's strongest existing economic foundations.

However, much of the opportunity lies in moving from:

Raw production → Processing → Packaging → Branding → Distribution → Export

The Municipal Assembly specifically promotes agro-processing, storage and agricultural investment.

Priority Investment Areas

Coconut

Potential investments:

- Coconut oil
- Coconut water
- Coconut milk
- Coconut flour
- Coconut cosmetics
- Activated charcoal
- Animal feed
- Export packaging

Oil Palm

Potential:

- Palm oil processing
- Palm kernel processing
- Soap manufacturing
- Cosmetics
- Industrial oils

Cocoa

Potential:

- Cocoa aggregation
- Processing
- Chocolate
- Cocoa beverages
- Export packaging

Cassava

Potential:

- Gari
- High-quality cassava flour
- Starch
- Animal feed
- Industrial raw materials

MINING

Gold, lithium and mineral-related investment opportunities.

Priority Investment Areas

Gold

Potential investments:

- Licensed exploration and resource evaluation
- Partnerships with verified mineral-right holders
- Processing and recovery technology, subject to lawful feedstock
- Equipment rental, maintenance and mining support services

Lithium

Potential investments:

- Geological mapping, sampling and exploration, where justified
- Mineralogical testing and beneficiation studies
- Partnerships with verified exploration licence holders
- Laboratory, logistics and technical services for eligible projects

Industrial Minerals

Potential investments, subject to proven local resources:

- Clay and kaolin assessment for ceramics and construction products
- Silica sand testing for suitable industrial applications
- Licensed aggregates, crushing and screening operations

Investment status

These are proposed areas for assessment. Neither gold nor lithium resources in Jomoro are established by the supplied materials. Lithium projects elsewhere in Ghana do not demonstrate a Jomoro deposit.

Services & investment requirements

Validate the opportunity, secure approvals, then deploy capital.

Mining-services opportunities

Equipment rental and maintenance; surveying and sample support; water monitoring and rehabilitation; safety training and workforce services. Start with mobile teams or a leased workshop, expanding only when anchor contracts support demand and cash flow.

Rights and permissions

Verify mineral-title boundaries, ownership, licence status and required approvals with the Minerals Commission. Land access is separate from mineral rights. Small-scale mining is reserved for Ghanaian citizens; confirm eligibility and the applicable GoldBod sales route.

Technical, environmental and commercial checks

Require independent geology and testwork, lawful feedstock and a viable cost model. Assess water, protected habitats, community impacts, rehabilitation and closure costs. Test commodity-price, recovery and operating-cost assumptions.

Investor next steps

Screen rights and demand → complete feasibility and environmental studies → secure approvals, contracts and funding → implement with safety, environmental and financial monitoring.

Sources & artwork credits

Minerals Commission: mineral-rights and support-service register

Minerals Commission: official guidance, cadastre and regulatory updates

Atlantic Lithium: Ewoyaa project (Ghana-wide context)

GoldBod: service-provider licensing notice, 23 April 2025

Sources reviewed 5 October 2026. New project concepts are editorial proposals; no return, reserve or concession valuation is asserted.

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7. INVESTMENT OPPORTUNITY 4 — ELUBO BORDER ECONOMY

Elubo can potentially develop into a major **border trade and logistics centre**.

Proposed Investment Concept

ELUBO BORDER TRADE & LOGISTICS PARK

A modern commercial ecosystem incorporating:

- Warehouses
- Truck parking
- Cold storage
- Distribution centres
- Wholesale market
- Retail spaces
- Restaurants
- Hotels
- Vehicle service centres
- Financial services
- Business offices
- Digital customs/trade services
- Security infrastructure

Target Customers

- Importers

- Exporters
- Transport companies
- Wholesalers
- Manufacturers
- Agricultural traders
- Distribution companies
- Cross-border SMEs

This could position Elubo as a **gateway between Ghana and Côte d'Ivoire**.

8. INVESTMENT OPPORTUNITY 5 — FISHERIES & AQUACULTURE

Fishing remains an important livelihood in Jomoro, but the sector faces pressure from declining fish stocks and other environmental challenges.

This creates an investment opportunity in **modernising the fisheries value chain**.

Opportunities

- Cold storage
- Fish processing
- Fish smoking facilities
- Packaging
- Ice production
- Aquaculture
- Fish feed
- Boat services
- Landing-site infrastructure
- Export-oriented processing

Investment Model

Fisher → Landing → Cold Storage → Processing → Packaging → Distribution → Export

The objective should be to capture more value locally rather than exporting raw fish.

9. INVESTMENT OPPORTUNITY 6 — TOURISM & HOSPITALITY

Jomoro has a compelling tourism proposition based on:

Nature + Coastline + Culture + History + Adventure

The Municipal Assembly identifies tourism development and private-sector participation as opportunities.

Potential Projects

Coastal Resort

A modern eco-friendly beach resort targeting:

- Ghanaian tourists
- International visitors
- Corporate retreats
- Diaspora visitors
- Families

Eco-Tourism

Development around:

- Ankasa
- Lagoons
- Wetlands
- Forest areas
- Cultural sites

Heritage Tourism

Potential attractions include:

- Apollonia Fort
- Nzema cultural heritage
- Kundum Festival
- Traditional communities

Tourism Investment Cluster

A long-term strategy could combine:

Hotel + Beach + Restaurant + Events + Cultural Centre + Adventure Activities

10. INVESTMENT OPPORTUNITY 7 — REAL ESTATE

Major economic projects typically generate demand for:

- Housing
- Hotels
- Serviced apartments
- Staff accommodation
- Offices

- Retail
- Restaurants
- Schools
- Clinics
- Recreation

The Petroleum Hub and related economic activity could create additional demand for commercial and residential real estate.

Potential Projects

Workforce Housing

Affordable housing for:

- Industrial workers
- Engineers
- Technicians
- Security personnel
- Government workers

Executive Housing

Higher-end:

- Apartments
- Villas
- Serviced residences

Commercial Property

- Offices
- Shops
- Restaurants
- Business centres

11. INVESTMENT OPPORTUNITY 8 — DIGITAL ECONOMY

A new generation of investment should focus on creating employment that is not restricted by geography.

Proposed Project

JOMORO DIGITAL & INNOVATION HUB

Potential facilities:

- Co-working space
- ICT training centre
- Cybersecurity academy
- AI training
- Software development
- Digital marketing
- Remote-work centre
- Business incubation
- E-commerce support
- Digital government services

Target Groups

- Young people
- Graduates
- SMEs
- Entrepreneurs
- Women
- Remote workers
- Technology companies

This could help Jomoro participate in the global digital economy while reducing youth migration.

12. INVESTMENT OPPORTUNITY 9 — RENEWABLE ENERGY

Jomoro's development creates opportunities for energy solutions supporting communities and businesses.

Potential investments:

- Solar farms
- Commercial solar systems
- Solar-powered cold storage
- Solar irrigation
- Mini-grids
- Battery storage
- Energy-efficient buildings
- EV charging infrastructure

Renewable energy can also complement agricultural processing and tourism investments.

13. INVESTMENT OPPORTUNITY 10 — HEALTHCARE

Population growth and industrialisation create demand for improved healthcare.

Potential private-sector projects include:

Diagnostic Centre

- Laboratory
- Imaging
- Ultrasound
- X-ray
- CT/MRI in longer-term development
- Health screening

Specialist Clinic

Potential areas:

- Women's health
- Children's health
- General medicine
- Occupational health

Industrial Health Services

With large industrial development, there is potential for:

- Occupational health
- Emergency response
- First-aid centres
- Ambulance services
- Workplace medical services

14. INVESTMENT OPPORTUNITY 11 — EDUCATION & SKILLS

Economic development will require a skilled workforce.

Investment opportunities include:

- Technical colleges
- Vocational training
- Oil & gas training

- Welding
- Electrical engineering
- Mechanical engineering
- ICT
- Cybersecurity
- Hospitality
- Agriculture technology
- Maritime services
- Health training

Proposed Concept

JOMORO INDUSTRIAL & TECHNOLOGY INSTITUTE

A public-private training institution designed around the skills demanded by:

- Petroleum
- Construction
- Manufacturing
- ICT
- Agriculture
- Logistics
- Hospitality

15. PRIORITY INVESTMENT PIPELINE

Sector	Opportunity	Potential
Energy	Petroleum Hub supporting industries	★★★★★
Mining (Gold Mining)	Exploration, processing & mine services	To validate
Logistics	Elubo Logistics Park	★★★★★
Agriculture	Agro-processing	★★★★★
Border Trade	Elubo commercial ecosystem	★★★★★
Tourism	Coastal/eco tourism	★★★★☆
Fisheries	Processing & cold chain	★★★★☆
Real Estate	Workforce housing	★★★★☆
Technology	Digital Innovation Hub	★★★★☆
Renewable Energy	Solar/energy services	★★★★☆
Healthcare	Diagnostic/specialist services	★★★☆☆
Education	Technical training	★★★★☆

Mining: proposed opportunity; geological, licensing and commercial validation required.

16. PROPOSED FLAGSHIP INVESTMENT PROJECTS

For strategic investors, Jomoro can be packaged around several flagship projects:

PROJECT 1

JOMORO INDUSTRIAL & LOGISTICS PARK

A multi-purpose industrial zone supporting:

- Petroleum
- Agriculture
- Manufacturing
- Warehousing
- Distribution

PROJECT 2

ELUBO BORDER TRADE & LOGISTICS CITY

A modern cross-border commercial hub.

PROJECT 3

JOMORO AGRO-PROCESSING PARK

Focused on:

- Coconut
- Palm
- Cocoa
- Cassava
- Food processing

PROJECT 4

JOMORO COASTAL TOURISM RESORT

An integrated tourism destination.

PROJECT 5

JOMORO DIGITAL & INNOVATION HUB

A technology and youth employment centre.

PROJECT 6

JOMORO INDUSTRIAL WORKFORCE CITY

Housing, healthcare, education and commercial services for workers generated by industrial development.

17. INVESTMENT MODEL

Potential investors can participate through:

Direct Investment

Investor owns and operates the project.

Joint Venture

Private investor + local partner + strategic institutional partner.

Public-Private Partnership

Government/Assembly + private investor.

Build-Operate-Transfer

Investor develops and operates infrastructure for an agreed period before transfer.

Special Purpose Vehicle

A dedicated project company can be established for individual large-scale projects.

18. ESG & COMMUNITY IMPACT

Investment in Jomoro should be designed around **responsible and inclusive development**.

Priority ESG principles should include:

- Local employment
- Local procurement
- Environmental protection
- Community consultation
- Skills development
- Women's economic participation
- Youth employment
- Sustainable fisheries
- Sustainable agriculture

- Coastal protection

Jomoro's environmental assets, including its coastline, wetlands and rainforest ecosystem, make environmental management particularly important.

19. KEY INVESTMENT RISKS

Investors should undertake detailed due diligence before committing capital.

Important areas include:

Land

- Title verification
- Traditional ownership
- Lands Commission searches
- Land-use planning
- Project boundaries

Infrastructure

- Road access
- Electricity
- Water
- Telecommunications
- Drainage

Environmental

- Environmental impact assessment
- Coastal risks
- Wetlands
- Forest protection
- Climate resilience

Market

- Demand assessment
- Competitive analysis
- Pricing
- Supply chains

Regulatory

- Government approvals
 - Sector licences
 - Planning permissions
 - Environmental permits
 - Tax considerations
-

20. INVESTOR DUE-DILIGENCE CHECKLIST

Before investment, investors should obtain:

1. Land title documentation
 2. Survey plans
 3. Lands Commission searches
 4. Site feasibility study
 5. Environmental assessment
 6. Market feasibility study
 7. Infrastructure assessment
 8. Financial model
 9. Tax and legal review
 10. Community/stakeholder assessment
 11. Government approvals
 12. Construction cost estimates
 13. Operating cost estimates
 14. Revenue projections
 15. Risk assessment
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21. PROPOSED INVESTMENT PRIORITIES: 2026–2030

PHASE 1 — MARKET ENTRY

2026–2027

Focus on:

- Market research
- Land and legal due diligence
- Partnerships
- Agriculture aggregation
- Logistics
- Small-scale processing
- Digital services
- Hospitality

PHASE 2 — INDUSTRIAL EXPANSION

2027–2028

Focus on:

- Agro-processing
- Warehousing

- Cold chain
- Manufacturing
- Workforce housing
- Technical training

PHASE 3 — LARGE-SCALE DEVELOPMENT

2028–2030

Focus on:

- Petroleum-support industries
 - Industrial parks
 - Logistics infrastructure
 - Tourism complexes
 - Energy projects
 - Large-scale housing
-

22. INVESTMENT PROPOSITION

Jomoro is not simply an agricultural or rural investment destination.

It is positioned at the intersection of:

ENERGY

Petroleum and petrochemical development

TRADE

Ghana–Côte d'Ivoire border commerce

AGRICULTURE

Coconut, cocoa, oil palm and food production

LOGISTICS

Border and industrial supply chains

TOURISM

Coastline, culture and natural attractions

TECHNOLOGY

Digital employment and smart infrastructure

HUMAN CAPITAL

A growing workforce requiring skills, housing and services

23. THE VISION

"JOMORO 2035"

A Connected, Industrial, Sustainable and Prosperous Jomoro

The long-term vision should be to transform Jomoro into:

A leading West African gateway for energy, trade, agriculture, logistics, tourism and innovation.

The transformation should be driven by collaboration among:

- Government
 - Jomoro Municipal Assembly
 - Traditional Authorities
 - Private Investors
 - Development Finance Institutions
 - Local Businesses
 - International Partners
 - Communities
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24. CALL TO INVESTORS

Jomoro presents a rare opportunity to invest early in a municipality with strategic geographical advantages and major planned economic infrastructure.

Investors are invited to explore opportunities in:

Energy | Agriculture | Agro-processing | Logistics | Border Trade | Tourism | Real Estate | Technology | Healthcare | Education | Renewable Energy

The objective is not simply to attract capital.

It is to attract **long-term strategic investors who can create businesses, jobs, infrastructure, skills and sustainable economic value.**

25. CONCLUSION

Jomoro has the geographical position, natural resources, agricultural base, cultural heritage and strategic infrastructure potential required to become a major economic growth centre in Ghana's Western Region.

The planned Petroleum Hub adds a potentially transformative industrial dimension, while Elubo's border position provides access to regional trade. Agriculture, tourism, fisheries, logistics, real estate and technology provide additional investment opportunities.

The investment opportunity is therefore broader than any single project.

The opportunity is to build an ecosystem.

Invest in Jomoro.

Build businesses.

Create jobs.

Develop communities.

Connect Ghana to West Africa.

INVESTOR CONTACT & NEXT STEPS

A dedicated **Jomoro Investment Facilitation Desk** can coordinate prospective investors with relevant municipal, traditional, regulatory and private-sector stakeholders.

Recommended next step

For each proposed investment, prepare:

Concept → Feasibility Study → Land Assessment → Financial Model → ESG Assessment → Investor/Partner Structure → Regulatory Approvals → Implementation

This prospectus is an investment-development overview and should not be treated as a substitute for project-specific legal, technical, environmental, land-title or financial due diligence.