MURANG'A COUNTY GOVERNMENT

INVESTMENT OPPORTUNITIES IN MURANG'A COUNTY

3rd Cohort Advert

Public Request for Proposals pursuant to Section 12(1)(e) of the Land Act, Cap 280

BACKGROUND

The Murang'a County Government is committed to industrialising the county, creating jobs, and enhancing opportunities for value addition to its diverse agricultural products. The ultimate goal is to increase farmers' incomes, improve the overall standard of living for residents, and boost the county's own-source revenue. The additional revenue will support ongoing public projects such as paving more roads and expanding healthcare systems, among others.

In pursuit of this vision, the County hosted its inaugural Investment Conference on **13th–14th June 2025**. During the conference, a market sounding of available opportunities was undertaken, and the County pledged to provide detailed investment opportunities at a later date.

Pursuant to **Section 12(1)(e) of the Land Act, Cap. 280;** the **Murang'a County Land Allocation and Leases Management Act, 2023;** and **Regulation 17 of the Murang'a County Land Allocation and Lease Management Regulations, 2024**, the County Government now formally invites interested investors to explore and engage in these opportunities under the following guidelines.

A. MURANG'A INDUSTRIAL PARK – OPPOSITE MAKENJI

Reserve Price (Stand Premium and Annual Rent) per Acre

i. Commercial Zone – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
ii. Industrial Zone – Kshs 7 million (Premium), Kshs 280,000 (Annual Rent)
iii. Recreation Zone – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
iv. Affordable Housing Zone – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
v. Bus Park – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
vi. ICT Hub – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
vii. Primary School – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
viii. Secondary School – Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
ix. Infrastructure (Roads, Sewer, Water, Internet, Power) – To be evaluated based on applicants' proposals.
x. The 41-acre resultant parcel from the subdivision of land parcel L.R. No 12157/11 - Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)
xi. Residential - Kshs 6.4 million (Premium), Kshs 256,000 (Annual Rent)

B. Gikono Landfill

Per acre (Reserve Price, Stand Premium, and Annual Rent) – proposals will be evaluated.

C. SME Parks

Rate: Kshs 1.2 million (Stand Premium), Kshs 240,000 (Annual Rent).
Per acre (Reserve Price, Stand Premium, and Annual Rent):
· Maragua: 9 pieces
· Kiharu: 7 pieces
· Kangema: 1 piece
· Kandara: 2 pieces
· Kigumo: 3 pieces

D. County Aggregation and Industrial Park (CAIP) - Call for proposals

The Murang'a County Aggregation and Industrial Park (CAIP) located at Zabka presents an opportunity for large-scale manufacturing, agro-processing, value addition, industrial manufacturing, and cold storage. Available Spaces for Allocation:

- Industrial Land Parallels: Plots ready for heavy industrial layout, specialised factory construction, and large-scale manufacturing infrastructure.
- Warehouse Units: Secure warehouse spaces designed for cold storage, aggregation, sorting, and packaging.

E. ESP markets – Call for proposals

The National Government is handing over newly constructed modern markets to Murang'a County Government. To foster inclusive economic growth, the County has designated the ground floor exclusively for small-scale traders. Meanwhile, wholesalers, processors, and investors are invited to secure spaces on the upper floors – creating a vibrant business ecosystem designed to elevate our local economy. The markets are located in:

1. Gatunyu ESP Market
2. Karugia ESP Market
3. Gikoe ESP Market
4. Ng'araria ESP Market
5. Kayole ESP Market
6. Gakurwe ESP Market
7. Kambirwa ESP Market
8. Ndunyu Chege ESP Market
9. Saba Saba ESP Market
10. Gakira ESP Market
11. Ithanga ESP Market
12. Makenji ESP Market
13. Gitwe ESP
14. Kagumoini ESP Market
15. Kagundu-ini ESP Market
16. Ciumbu ESP Market
17. Muthithi ESP Market
18. Kangari ESP Market
19. Kabati Modern Market

SUBMISSION DETAILS

Interested investors must;

1. Complete the **Request for Proposal (RFP) form** available at www.muranga.go.ke by **30th October 2026 by COB (close of business)**. The Murang'a County Land Allocation and Lease Management Committee will review all applications.

2. **Pay a non-refundable application fee of Kshs 20,000 is payable via:**
   Name: Murang'a County Investment Conference
   Bank Account: 0220286335186
   Bank: Equity Bank Limited
   Branch: Murang'a Branch
   M-Pesa Paybill: 247247 | **Account No.:** 0220286335186

TERMS AND CONDITIONS

- Allocation will be on a **"First Fully Paid-Up, First Served"** basis, subject to meeting all set criteria.
- Applicants facing urgent circumstances may request fast-tracking review by the County Land Allocation and Leases Committee upon payment of the requisite fee.
- Submission of an application signifies an **irrevocable commitment** to pay for the land if allocated, as per the advertised prices. *(Note: The National Land Commission reserves the right to adjust prices before formal allocation).*
- Successful applicants will be granted a **99-year lease, renewable**.
- Full payment must be made within **4 weeks** of notification of award.
- Development must commence within **6 months** of allocation, with at least one project phase completed within **12 months**. Failure will result in repossession.
- All development must conform to the approved master plan.
- Lessees shall not sublet, lease, or use the lease as collateral without written permission from the County.
- The County is pursuing registration of the Industrial Park with the **Special Economic Zones Authority (SEZA)**, which will offer successful allottees benefits like tax reliefs.
- Authenticated survey maps can be inspected at the **CECM Lands Office, Murang'a County Headquarters.**

Note:

This call for proposals applies to all investors, including those who had earlier expressed interest during the **Investment Conference held on 13th–14th June 2025.** This being the 3rd call for the remainder of the land, all interested investors are encouraged to hurry and apply.

For any clarifications, contact us (on or before 30th October 2026).

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