



Impact of Urbanisation on Real Estate Businesses and Commercial Property Development in Nigeria

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ABSTRACT

Background: Urbanisation has emerged as a transformative force reshaping cities, economies, and land-use patterns worldwide, with pronounced effects in developing economies such as Nigeria. Factors such as rapid rural-to-urban migration, population growth, and expanding urban centers have intensified demand for land, housing, and commercial real estate. Thus, it is important that a rapid growing sector (real estate) is examined in relation to the ever growing population of Nigeria as empirical studies on the issue is scarce especially in the 21st century where there is explosive entrance in the commercial real estate sector.

Objectives: This study investigated the impact of urbanisation on real estate businesses and commercial property development in Nigeria, focusing on how urban growth shapes investment patterns, market opportunities, and spatial inequalities.

Methods: A descriptive survey design was adopted, with 150 real estate CEOs and managers purposively selected from major urban centers across Nigeria's six geopolitical regions. Data were collected via structured questionnaire and analysed using descriptive statistics, including means and standard deviations, to capture respondents' perceptions of urbanisation trends, commercial real estate development, hindering factors, and improvement strategies.

Result: Findings reveal that urbanisation is perceived to significantly increase demand for residential and commercial properties, particularly offices, retail outlets, warehouses, and mixed-use developments. The study also found that population influx drives spatial concentration of high-end commercial projects, while peripheral areas remain marginalised.

Conclusion: In conclusion, the study found that key constraints to real estate development include inadequate infrastructure, inconsistent policies, land administration challenges, and fraudulent real estate practices.

Unique Contribution: It is obvious that there is rise in urbanisation as a result of real estate, but despite the scale of urbanization in Nigeria, there remains a noticeable gap in empirical literature that systematically examines the impact of urbanisation on real estate businesses and commercial property development within the Nigerian context. This gap limits evidence-based policy formulation and strategic decision-making in the real estate sector, thereby necessitating the present study.

Key Recommendation

Based on these findings, the study recommend that federal and state governments should adopt integrated urban planning policies that promote the development of secondary cities and emerging urban corridors as this will lead to a more balanced spatial distribution of commercial real estate and reduce development pressure in major metropolitan areas.

Keywords: Urbanisation, Real estate, Migration, Commercial Properties, Development



INTRODUCTION

Urbanisation has emerged as one of the most defining socio-economic and spatial transformations of the twenty-first century, by profoundly reshaping cities, economies, and patterns of land use across the globe. This phenomenon has restructured urban spaces, altered property markets, and significantly influenced real estate businesses and commercial property development, particularly in rapidly urbanising developing economies (UN-Habitat, 2020; Correia et al., 2024). As cities expand in both population and spatial extent, real estate systems increasingly function as critical engines for economic growth while simultaneously reflecting underlying governance, planning, and socio-economic challenges (Nsude & Nwafor, 2016).

Urbanisation can be simply defined as the process by which an increasing proportion of a country's population comes to live in urban areas, accompanied by the physical expansion of cities and a shift from predominantly agricultural to industrial and service-oriented economic activities (Davis & Henderson, 2003;). At the physical level, urbanisation manifests in the conversion of rural and natural landscapes into built-up environments characterized by residential, industrial, and commercial property development (Foşalău et al., 2025; Aligwe et al., 2017). Real estate, in this context, refers to a complex system of buyer–seller relationships involving the production, exchange, and utilisation of land and buildings for residential, industrial, and commercial purposes (Correia et al., 2024; Fonseca et al., 2019). It operates through market mechanisms that reflect geographical location, economic forces, legal frameworks, and social dynamics. Real estate markets therefore serve as both outcomes and drivers of urbanisation, as expanding cities create new opportunities for property development while simultaneously exerting pressure on land supply, pricing, and infrastructure.

Commercial real estate represents a specific segment of the real estate sector that includes properties developed and used for business activities such as offices, retail outlets, shopping complexes, warehouses, hotels, and mixed-use developments. The demand for commercial real estate is closely linked to urban economic growth, concentration of businesses, workforce availability, and consumer markets (Correia et al., 2024). As urbanization accelerates, cities increasingly attract corporate headquarters, small and medium enterprises, and multinational firms, thereby intensifying the need for functional, accessible, and well-located commercial properties.

From a global perspective, urbanisation has significantly increased property demand, particularly in major cities where residential density, commercial concentration, and industrial activities converge. Globally, urban land areas grew by about 80% between 1985 and 2015, reflecting the scale of spatial expansion accompanying population growth (Tellman et al., 2021). While urbanisation has stimulated real estate investment and innovation—such as high-density developments, mixed-use projects, and smart buildings, it has also generated challenges including land scarcity, rising property prices, environmental degradation, and unequal access to urban services (Zhou et al., 2020; Correia et al., 2024).

In Africa, urbanisation is occurring at an unprecedented pace, often within contexts of weak planning institutions and limited infrastructure provision. Unlike many developed regions,



African cities are characterized by the coexistence of formal and informal land markets, resulting in fragmented urban development patterns (Oyalowo, 2022). Nigeria represents one of the most critical cases of rapid urbanisation in Africa. The country is projected to add approximately 189 million urban residents by 2050, placing enormous pressure on housing provision, infrastructure, and commercial property development (UN-Habitat, 2020). Lagos, Nigeria's commercial and economic hub, exemplifies these dynamics. As a megacity with over 26 million inhabitants, Lagos has experienced intense competition for land, rising property values, and accelerated development of commercial real estate, particularly offices, retail spaces, and mixed-use complexes (Oyalowo, 2022). However, this growth has been accompanied by unplanned expansion, informality, inadequate public real estate provision, and uneven distribution of commercial infrastructure across urban and peri-urban areas.

Despite Lagos's status as Nigeria's real estate and investment hub, the interaction between rapid urbanisation, real estate businesses, and commercial property development remains deeply complex. In Nigeria, weak planning enforcement, public-sector inefficiencies, speculative land markets, and dominance of private interests have shaped a real estate landscape that often prioritizes profit over inclusivity and sustainability (Watson, 2013; Oyalowo, 2022). Consequently, urbanisation simultaneously drives opportunities for commercial real estate development and exposes systemic failures in urban governance and public real estate management. Furthermore, despite the scale of urbanisation in Nigeria, there remains a noticeable gap in empirical literature that systematically examines the impact of urbanisation on real estate businesses and commercial property development within the Nigerian context. It is against this background that this study examines the impact of urbanisation on real estate businesses and commercial property development in Nigeria.

RESEARCH OBJECTIVES

The general objective of this study is to examine the impact of urbanisation on real estate businesses and commercial property development in Nigeria. Specifically, the study investigated:

1. the perceived rate of urbanisation in Nigeria.
2. urbanisation impact on commercial real estate development in Nigeria.
3. Identify and evaluate the key factors influencing commercial property development in urban areas of Nigeria.
4. Develop strategies for real estate businesses and developers to thrive in Nigeria's urbanising landscape.

LITERATURE REVIEW

Concept of Urbanisation

Urbanisation is the process by which an increasing percentage of a population comes to live in urban areas, leading to the growth and expansion of cities (Fiveable, 2024). Urbanisation has closely been linked to social, economic, and environmental changes that impact various aspects of life such as demographics, cultural diffusion, and infrastructure development. From another



standpoint, Augustyn (2019) defined urbanisation as the process by which large numbers of people become permanently concentrated in relatively small areas, forming cities in the process.

The United Nations in 2014, define the process of urbanisation as a shift in a population from one that is dispersed across small rural settlements in which agriculture is the dominant economic activity towards one where the population is concentrated in larger, dense urban settlements characterised by industrial and service activities. Urbanisation further refers both to a condition at a point in time and to a process occurring over time (Hussain & Imityaz, 2018). The United States, for instance, uses “urban place” to mean any locality where more than 2,500 people live. In Peru the term is applied to population centres with 100 or more dwellings (Augustyn, 2019). Lampard in Hussain and Imityaz (2018) outlines three broad conceptions of urbanization that have gained currency in the social sciences and they are the behavioural conception of urbanisation, the structural conception of urbanization and the demographic conception of urbanization.

Lampard regards the demographic approach as superior to other definitions of urbanisation because the simplicity of this approach. However, the current author define urbanisation as the movement of people in large numbers to an area where they form a high concentration or density on land as a result of social, economic, security and political benefit. These benefits can be in form of availability of social amenities, availability of industries, markets ports, etc and security reasons.

Concept of Real Estate

Real estate is property that consists of land and any permanent structures or improvements on it or made to it (Chen, 2023). Also, real estate refers to land and any structures or natural resources permanently attached to it, such as buildings, water, and minerals. Additionally, Vila (2023) explained that the term real estate refers to the ownership of land and everything attached to it. Real estate is a fundamental sector in the economy and has a significant impact on people’s lives, as real estate transactions are an integral part of society (Vila, 2023). There are five main categories of real estate, which include residential, commercial, industrial, raw land, and special use (Chen, 2023). In a similar definition, Quiz (2025) opined that real estate refers to land and anything permanently attached to it, such as homes, buildings, or natural resources. It includes both residential and commercial properties, as well as industrial spaces and even undeveloped land.

EMPIRICAL REVIEW

Aluko (2011) investigated the impact of rapid urbanisation on housing development in metropolitan Lagos, Nigeria, employing descriptive and inferential statistical techniques. The study found that accelerated population growth driven largely by rural–urban migration exerted severe pressure on housing supply, resulting in high rental costs and extensive urban sprawl. It further revealed that inadequate urban planning and insufficient infrastructure provision contributed to environmental degradation, loss of urban cohesion, and declining administrative efficiency. The study concluded that unchecked urbanisation has significantly undermined sustainable housing development in Lagos. Bello et al. (2017) examined the role of real estate



investment in addressing economic instability in Nigeria using evidence from Bauchi, Gombe, Adamawa, and Yobe States. Through a quantitative and exploratory design. The findings showed that real estate investment plays a significant role in strengthening regional economic performance and providing viable investment opportunities. The study also established that effective real estate development requires coordinated government intervention alongside private sector participation, concluding that real estate investment can generate stable returns, boost investor confidence, and mitigate economic hardship in Nigeria.

Chime (2020) explored the relationship between urbanisation, property rights, and land-use regulation in Nigeria. The study revealed that incoherent legal frameworks, weak enforcement mechanisms, and the coexistence of customary and statutory land tenure systems constrain effective urban planning and infrastructure delivery. It further showed that institutional overlaps and governance deficiencies undermine tenure security, equitable land access, and environmental sustainability. The study concluded that comprehensive reforms of the Land Use Act of 1978, including harmonization of tenure systems and strengthened regulatory enforcement, are essential for inclusive and sustainable urban development. Idoko and Ezeodili (2021) examined the relationship between urbanisation and housing development in Enugu State, and found that urbanization significantly influence housing characteristics, rental values, settlement choices, and housing quality. The study concluded that rapid urbanisation has intensified demand for affordable and quality housing and recommended equitable rural–urban development policies to manage migration pressures and improve housing outcomes.

Akinbola and Awonuga (2023) assessed the influence of urban neighbourhood factors on real estate investment values in Lagos using structured questionnaires administered to estate surveyors, town planners, investors, and property users. Regression and exploratory factor analyses revealed that physical neighbourhood attributes exerted the strongest influence on real estate values, while human-related factors had the least impact. The study emphasized the importance of neighbourhood quality, environmental conditions, and urban aesthetics for investment performance and concluded that sustainable, well-planned urban environments are vital for enhancing property values. Afolabi et al. (2025) investigated the effects of rapid urbanization on urban property markets in Nigerian cities, focusing on spatial outcomes and governance capacity. The findings showed that population growth unmatched by planning and infrastructure produces highly unequal property markets, with appreciation concentrated in well-serviced enclaves and stagnation in informal and peripheral areas. The study further revealed that weak urban governance and inadequate infrastructure intensify spatial inequality, concluding that integrated planning, policy reforms, and public–private partnerships are essential for equitable and sustainable urban property development in Nigeria.

THEORETICAL FRAMEWORK

Agglomeration Economics, propounded by Alfred Marshall in 1890, and Alfred Weber's Theory of the Location of Industries (1909) jointly provide a strong theoretical framework for examining the impact of urbanisation on real estate businesses and commercial property development in Nigeria. Marshall's agglomeration theory assumes that firms tend to cluster spatially to benefit from shared infrastructure, pooled labor markets, knowledge spillovers, and reduced transaction and transportation costs. In the Nigerian context, rapid urbanization has concentrated population and



economic activities in major cities such as Lagos, Abuja, and Port Harcourt. This concentration intensifies demand for commercial properties—offices, shopping complexes, warehouses, and mixed-use developments—thereby increasing land values and expanding real estate business opportunities.

Weber’s location theory complements this explanation by emphasising that firms choose locations that minimize transportation and labor costs while maximizing access to markets and agglomeration benefits. This helps explain why commercial property development in Nigeria gravitates toward urban corridors with superior connectivity and market access. However, both theories have limitations, as they downplay congestion, infrastructural strain, informality, and cost volatility prevalent in Nigerian cities. These gaps are augmented by Urban Land Rent Theory (Alonso, 1964), which explains how competition for central urban locations under rapid urbanization drives escalating commercial land values and development intensity.

METHODOLOGY

The study adopted descriptive survey research design. The study consists of 150 real estate CEO/managers. The participants for the study were purposively selected based on their active participation in the real estate sector. The participants were selected from major urban centers (Abuja, Lagos, Asaba, Enugu, Kano and Yola) from the six geopolitical regions in the country. Thus, 25 participants of the study were selected from each of the country's geopolitical regions. The criteria for selecting a company include not being less than 5 years in establishment. Companies selected include land selling or leasing companies, real estate construction companies and other real estate property development companies. Ethical clearance was obtained from the study respondents and was assured of anonymity. A structured questionnaire was the instrument used for data collection. The data collected were analysed using descriptive statistics specifically mean and standard deviation.

RESULT

Table 1: Perceived rate of urbanisation in Nigeria

Responses	Very high	High	Moderate	Low	Very low	Mean	Std. Dev
How would you rate the overall rate of urbanisation in Nigeria in recent years?	78	46	7	11	8	4.17	1.15
To what extent has urban population growth increased demand for residential real estate in Nigerian cities?	91	53	-	6	-	4.53	0.70
How would you assess the impact of rural–urban migration on urban land and property development?	77	42	9	15	7	4.11	1.18
To what extent has urbanization influenced the expansion of commercial property developments in major Nigerian cities?	60	39	14	27	10	3.75	1.33
How would you rate the speed at which new urban areas and suburbs are emerging in Nigeria?	89	33	20	5	3	4.33	1.00
Grand Mean						4.19	



Table 1 presents respondents' assessment of the rate of urbanization in Nigeria. The mean scores for all items are relatively high, ranging from 3.75 to 4.53, indicating that respondents generally perceive the rate and effects of urbanisation as high. The highest mean (4.53) relates to the influence of urban population growth on residential real estate demand, reflecting strong consensus on this issue, while the lowest mean (3.75) concerns the expansion of commercial property developments, suggesting comparatively more varied opinions.

Table 2: Mean rating of urbanisation impact on commercial real estate development in Nigeria

Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	Mean	Std. Dev
Urbanisation in Nigeria has significantly increased the demand for commercial real estate such as offices, retail spaces, warehouses, and hospitality facilities.	71	46	21	6	6	4.13	1.06
The influx of people into major cities has accelerated the development of shopping malls, business districts, and mixed-use commercial properties.	100	33	17	-	-	4.55	0.69
Commercial real estate development resulting from urbanisation contributes meaningfully to Nigeria's economic growth and employment generation.	88	41	12	7	2	4.37	0.92
Urbanisation has led to capital appreciation of commercial properties in prime urban locations, attracting both local and foreign investors.	60	46	23	15	6	3.93	1.15
Urbanisation has contributed to spatial inequality by concentrating high-end commercial developments in well-planned urban areas while marginalizing peripheral locations.	109	24	15	2	-	4.60	0.72
Grand Mean						4.32	



Table 2 shows the mean ratings of the impact of urbanisation on commercial real estate development in Nigeria. All items recorded high mean values, ranging from 3.93 to 4.60, demonstrating strong agreement that urbanization significantly influences commercial real estate outcomes. The highest mean (4.60) was observed for the item on spatial inequality, suggesting a strong shared perception that urbanization concentrates high-end commercial developments in planned areas while marginalising peripheral zones.

Table 3: Mean rating on the key factors influencing commercial property development in urban areas of Nigeria

Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	Mean	Std. Dev
Inconsistent policy implementation has significantly hindered commercial real estate development in Nigeria.	46	31	57	9	7	3.67	1.11
Inadequate infrastructure such as unreliable power supply, poor transportation networks, and insufficient drainage systems increases development costs of commercial real estate in Nigeria.	66	32	32	12	8	3.46	1.22
Complex land administration processes and unclear land tenure systems discourage investment in commercial real estate development.	50	31	30	22	17	3.50	1.37
Poor policies regulating real estate industry hinder commercial real estate development in Nigeria.	67	40	21	11	11	3.94	1.24
Existence of fraudulent and untrustworthy real estate companies/agents limit investments in the real estate industry in Nigeria.	90	40	12	6	2	4.40	1.00
Grand Mean						3.79	

Table 3 presents respondents' perceptions of key factors influencing commercial property development in urban areas of Nigeria. The mean scores range from 3.50 to 4.40, indicating general agreement that the identified factors constitute significant constraints. The highest mean



(4.40) relates to the existence of fraudulent and untrustworthy real estate companies and agents, highlighting this issue as the most critical barrier to development. The lowest mean (3.50) concerns land administration and tenure challenges, suggesting mixed but still generally affirmative views.

Table 4: Mean rating on the strategies for real estate businesses and developers to thrive in Nigeria's urbanising landscape

Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	Mean	Std. Dev
Consistent implementation of real estate and urban development policies will significantly improve commercial real estate development in Nigeria.	60	27	26	20	17	3.62	1.41
Increased government investment in infrastructure such as power supply, transportation networks, and drainage systems will reduce development costs of commercial real estate.	83	41	19	6	1	4.32	0.93
Reforming land administration processes and clarifying land tenure systems will encourage greater investment in commercial real estate development.	64	42	33	5	6	3.94	1.06
Strengthening and enforcing policies regulating the real estate industry will enhance transparency and promote sustainable commercial real estate development.	80	52	11	5	2	4.31	0.88
Effective regulation and monitoring of real estate companies and agents will reduce fraud and increase investor confidence in Nigeria's commercial real estate sector.	105	26	15	3	1	4.53	0.74
Grand Mean						4.14	

Table 4 illustrates respondents' views on strategies for real estate businesses and developers to thrive in Nigeria's urbanising landscape. The mean values are consistently high, ranging from



3.31 to 4.53, indicating strong agreement that the proposed strategies would enhance sector performance. The highest mean (4.53) is associated with effective regulation and monitoring of real estate companies and agents, underscoring the perceived importance of governance and transparency. The lowest mean (3.55) relates to consistent policy implementation, suggesting comparatively more diverse opinions on its effectiveness.

DISCUSSION

The study found that Nigeria is experiencing a high and rapidly intensifying rate of urbanisation, with notable implications for real estate demand. Respondents largely agree that population growth in urban centres has translated into increased demand for both residential and commercial properties, reflecting the demographic and spatial transformation occurring across major Nigerian cities. This perception aligns closely with the push–pull dynamics of urbanization identified by Aluko (2011) and Idoko and Ezeodili (2021), who documented how rural–urban migration has intensified pressure on urban housing and land markets in Lagos and Enugu, respectively. From a theoretical standpoint, agglomeration economics provides a strong explanation for this pattern, as the concentration of population and economic activities in cities enhances market size and attracts firms, workers, and investors. However, the relatively varied perceptions regarding the pace of commercial property expansion suggest that while urbanization is widespread, its intensity and outcomes differ across locations in the country. This shows an uneven urban growth and infrastructure distribution within Nigeria. The finding of the current study on the high rate of urbanisation of suburbs shows that a lot of cities and city outskirts are experiencing massive influx of real estate developers.

The study in examining the impact of commercial real estate development in Nigeria, found that urbanisation is widely perceived to have a significant impact on commercial real estate development in Nigeria. Respondents of the study strongly acknowledge that urban population influx has stimulated demand for offices, retail outlets, warehouses, and mixed-use developments, particularly in major metropolitan areas. This supports the conclusions of Bello et al. (2017), who found that real estate investment plays a vital role in strengthening regional economies and generating stable returns, especially in urbanising contexts although Bello et al. did not state how. At the same time, respondents emphasize that urbanisation has intensified spatial inequality, with high-end commercial developments concentrated in well-planned and serviced districts while peripheral and informal areas remain marginalised. This observation strongly reinforces the findings of Afolabi et al. (2025), who demonstrated that urban property value appreciation in Nigeria is highly localized and governance-dependent. Theoretical insights from Marshall's agglomeration theory and Weber's location theory help explain this concentration, as firms and investors naturally gravitate toward locations with superior infrastructure, accessibility, and market connectivity. Nonetheless, the Nigerian experience also exposes the limitations of these theories, as the benefits of agglomeration coexist with congestion, infrastructural strain, and exclusionary development patterns.

The study further reveals that multiple structural and institutional barriers as significant influence on commercial real estate development. Prominent among these is the prevalence of fraudulent and untrustworthy real estate agents and firms, which undermines investor confidence and



market transparency. This finding complements Bello et al. (2017), who stressed the need for stronger government involvement to stabilize and regulate the real estate sector. In addition, respondents identify policy inconsistency, inadequate infrastructure, and land administration challenges as key impediments, echoing the conclusions of Chime (2020). Chime's analysis of Nigeria's dual land tenure system and weak regulatory enforcement provides strong empirical support for respondents' views that unclear land titles and bureaucratic processes discourage investment and inflate development costs. Although land tenure issues attracted comparatively more diverse perceptions, their continued recognition underscores the fragmented nature of land governance across Nigerian cities. These constraints collectively weaken the positive effects predicted by agglomeration and location theories, as institutional inefficiencies and governance failures distort market signals and limit sustainable real estate development.

With respect to improvement strategies, the findings of the study shows that enhanced governance, regulatory enforcement, and infrastructural investment are critical to strengthening commercial real estate development in Nigeria. Respondents particularly emphasize the importance of effective regulation and monitoring of real estate companies and agents, reflecting widespread concern about market integrity and investor protection. This perspective aligns with Chime (2020), who advocated comprehensive land governance reforms, as well as Afolabi et al. (2025), who highlighted the need for integrated urban planning and public-private partnerships. Respondents also support increased government investment in infrastructure and reforms to land administration systems, which resonate with the conclusions of Akinbola and Awonuga (2023) regarding the centrality of physical and environmental factors in shaping real estate values. While views on consistent policy implementation appear more varied, the overall findings suggest that policy coherence, when combined with effective enforcement and infrastructure provision, can significantly enhance market performance. From a theoretical lens, these strategies help correct the structural distortions that limit the realization of agglomeration economies, ensuring that the benefits of urban concentration are more evenly distributed and sustainable.

CONCLUSION

Based on the results, the study concludes that urbanisation is not inherently beneficial to commercial real estate development in Nigeria unless it is effectively governed and planned. Although urban growth creates market opportunities through increased demand and agglomeration advantages, these benefits are weakened by poor urban governance, weak institutional capacity, and inadequate planning frameworks. Thus, the net impact of urbanisation on commercial real estate development in Nigeria depends primarily on the quality of urban management and policy coordination.

RECOMMENDATIONS

1. Federal and state governments should adopt integrated urban planning policies that promote the development of secondary cities and emerging urban corridors. This will lead to a more balanced spatial distribution of commercial real estate and reduced development pressure in major metropolitan areas.



2. Government agencies and private sector stakeholders should prioritise large-scale infrastructure development, particularly in power supply, transportation, drainage, and digital connectivity. This will lower development costs, attract wider commercial investments, and improve the efficiency and sustainability of commercial real estate markets.
3. Regulatory real estate bodies and state land registries should strengthen oversight and enforcement of real estate practices through digitizing land administration systems, simplifying title registration processes, and enforcing professional standards. This will improve tenure security, reduce fraud, and increase investor confidence in the commercial real estate sector.

Ethical clearance

Ethical consent was sought and obtained from the participants used in this study. They were made to understand that the exercise was purely for academic purposes, and their participation was voluntary. Also, they were assured of utmost anonymity.

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Conflict of Interest

The author declares that the research was conducted in the absence of any commercial or financial relationships that could be construed as a potential conflict of interest.

Authors' Contributions

The author conceived the study, including the design. The author collated the data, and also handled the analysis and interpretation, and initial manuscript. The author have critically reviewed and approved the final draft, and is responsible for the content and similarity index of the manuscript.

Data availability statement.

The datasets on which conclusions were made for this study are available on reasonable request.

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