

INVESTOR DEVELOPMENT PACKAGE

Western Gateway Truck Terminal

Aiyinasi · Western Region · Ghana

A 25-acre integrated logistics and transport hub on the West African trade corridor — connecting Ghana to Côte d'Ivoire, Burkina Faso and Togo.

Issued by the Aiyinasi Royal Stool Development Foundation
Under the traditional authority of Nana Etwe Kpanyinli VI

Project Overview

The Western Gateway Truck Terminal is a proposed 25-acre integrated logistics and transport hub strategically located at Aiyinasi in the Western Region of Ghana. The terminal will serve cargo vehicles operating within Ghana and along the West African trade corridor.

The facility will provide:

- Secure truck parking
- Customs and documentation support
- Warehousing and cargo handling
- Fuel station
- Driver accommodation
- Restaurant and commercial services
- Vehicle maintenance services
- Security and surveillance

Project Vision

To establish Western Gateway Truck Terminal as the premier logistics gateway in Western Ghana, supporting regional trade, economic growth and transport efficiency along the West African corridor.

Site Master Plan — 25 Acres

Main Entrance Zone

- Security gate
- Visitor parking
- Reception center
- Administration office

Truck Parking Zone — 12 acres

- Capacity for 150 trucks
- Trailer parking
- Overnight parking
- Internal circulation roads
- CCTV monitoring

Customs & Documentation Centre — 2 acres

- Customs offices
- Cargo verification center

- Documentation offices
- Conference room
- ICT room

Warehouse Zone — 3 acres

- General cargo warehouse
- Container holding yard
- Loading and unloading bays

Driver Welfare Zone — 2 acres

- 50-room lodge
- Restaurant
- Prayer center
- Clinic
- Washrooms and showers

Commercial Services Zone — 2 acres

- Fuel station
- Vehicle repair workshop
- Tire service center
- Vehicle washing bay

Utilities & Expansion Zone — 4 acres

- Water treatment plant
- Solar power system
- Waste management area
- Future expansion land

Financial Snapshot

Metric	Value
Estimated project cost	USD \$4.0 million
Projected annual revenue	USD \$2.2 million
Projected annual profit	USD \$1.3 million
Payback period	5 – 7 years
Project life	30+ years
Expected ROI	15% – 25%
Jobs created	Direct & indirect employment across logistics, hospitality and services

Investment Models

Joint Ventures

Shared investment and shared returns — blending local knowledge with external expertise for mutual growth.

Long-Term Land Leases

Secure, multi-decade leases on stool land — giving investors stability while keeping ownership with the community.

Public-Private Partnerships

Collaboration between the Royal Stool, government and private capital to deliver infrastructure at scale.

Strategic Advantages

- Direct access to the Aiyinasi main road serving Ghana–Côte d'Ivoire trade.
- Proximity to the Port of Takoradi and Western Region rubber, coconut and cocoa supply chains.
- 25 acres of stool land secured under the Royal Stool of Aiyinasi.
- Backed by the Ellembelle District Assembly and the traditional authority.
- Designed as a green facility — solar power and on-site water treatment.

Contact

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