



THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE
PLANNING AND INVESTMENT
EXPORT PROCESSING ZONES AUTHORITY



PUBLIC ANNOUNCEMENT

As part of implementing its established objectives, the EPZA is pleased to announce to the general public the availability of areas designated as Special Economic Zones (SEZ), suitable for establishing industries and industrial parks. Industrial parks shall be established by developing the basic infrastructure within the SEZ to accommodate the needs of various investors.

The mode of developing the SEZ shall be through long-term land lease of at least 33 years. All such developments shall be guided by the existing EPZ or SEZ laws or any other commercial arrangement to be agreed upon.

Therefore, interested LOCAL and FOREIGN INVESTORS are invited to submit **Investment Concept Note** for undertaking such investment and apply for land allocation in any of the available Special Economic Zones plots: **13,000 square meters** located along the Mandela Road- Dar es Salaam, (EPZA Head Office), two plots having a of **13,200.0 square meters** situated at Mwanza Tanneries along the Makongoro Road, two plots having a total of **51,859 square meters** located within Mtwara Free Port Zone, **477 Hectare** situated along the Old Shinyanga Road within Shinyanga Municipality, previous known as *Tanganyika Packers Ltd – Shinyanga*, **14.7 Hectare**, about 1 km from the junction of DSM – Arusha/Tanga highway, previous known as *Mkata Sawmill*, **750 Hectare** located at Neema along the Tanga – Pangani Road (Tanga SEZ), **607 Hectare** located at Nala Dodoma, about 1 Kilometres from Dodoma – Mwanza Highway, **407 Hectare** at Kandasikra village within the Mirerani Township Authority (Manyara SEZ), **102 Hectare** located at Mbalizi previous known as *Tanganyika Packers Ltd - Mbeya*, **1269 Hectare** located at Bunda District (Mara SEZ) and **2033 Hectare** located at Mwengemshindo in Songea (Ruvuma SEZ). The detailed information on these areas is available on the EPZA website at **www.epza.go.tz**. The successful investors will enjoy various fiscal and non-fiscal incentives under the EPZ and SEZ laws.

The prospective investors are required to submit the following information, which shall be used as the preliminary evaluation criteria:

- (i) Certified copies of the company's legal entity documents;
- (ii) Payment of USD 1,000 as an application fee, which is non-refundable, through a control number that will be provided upon request.
- (iii) Submit an *Investment Concept Note* that describes a clear and concise project title, project objectives, background and context, target beneficiaries, expected project outcomes, project implementation schedules and milestones;
- (iv) Description of the linkage with the market to sell the produced goods;
- (v) Submit evidence of the financial capacity of the investor indicating both debt and equity funding capability, back-up with the submission of three years of audited financial reports, at least three recent years or a commitment letter(s) from your project financier and shareholder commitment.
- (vi) Submit at least two referees providing proof of previous assignment in a similar undertaking.
- (vii) Submit a bid proposing annual rental fees to be paid to EPZA, i.e the rate per square meter per year, or rate per acre per year or rate per hectare per year
- (viii) The approved project will have to commence within 12 months after signing of the performance contract and submission of a BANK GUARANTEE to the sum that will be agreed between EPZA and the prospective investor.
- (ix) The evaluation of the Concept Note and the allocation of lands will not follow the process outlined in the Public Procurement Act and its Regulations.

After evaluating the submitted investor's Concept Notes, EPZA will shortlist and notify the successful prospective investors for further processing. The window for submitting investment Concept Notes, along with all required documents, will be open from Tuesday, 8th April 2025, to Friday, 30th May 2025, at 1400 hours EAT. For ease of convenience, we shall receive soft copy via email barua@epza.go.tz, and a hard copy of the proposal submitted in a sealed envelope, marked “**EPZA INVESTMENT PROPOSAL**” addressed to:

Director General,
Export Processing Zone Authority,
P. O. Box 12112,
Dar es Salaam.
Email: barua@epza.go.tz

DIRECTOR GENERAL

ATTACHMENT

LIST OF SEZ INVESTMENT OPPORTUNITIES

S/N	LAND DESCRIPTION	LAND ATTRIBUTES
1.	Benjamin William Mkapa SEZ	<ul style="list-style-type: none"> ▪ The plot is located along Nelson Mandela Road and is part of the Benjamin William Mkapa Special Economic Zone plot located at Ubungo External. ▪ The size of the plot is approximately 12,986 square meters. ▪ The land use plan is proposed for the establishment of light industries, warehouses and service parks under the SEZ or EPZ program. ▪ Other proposed land uses will be subjected to discussion. ▪ All required utilities, including the CNG, power and water, are nearby.
2.	Mwanza Tanneries on plots No. 483/2/2 Block 'A' Pansiasi Ward, in Ilemela Mwanza	<ul style="list-style-type: none"> ▪ This plot is situated along Makongoro Road within the former Mwanza Tanneries industrial area at Pansiasi in the Ilemela District, Mwanza. ▪ The plot size is approximately 6,131 square meters. ▪ The area is within the potential industrial area in Mwanza, adjacent to Lake Victoria. ▪ The area is within the fenced compound with high security. ▪ The land is suitable for the establishment of a mineral refinery plant or any complementary similar operations in the mineral value chain, including supporting services. ▪ All public utilities are available.
3.	Mwanza Tanneries on plots No. 483/2/5 Block 'A' Pansiasi Ward, in Ilemela Mwanza	<ul style="list-style-type: none"> ▪ These plots are located along Makongoro Road within the former Mwanza Tanneries industrial area at Pansiasi, in the Ilemela District, Mwanza. ▪ The size of both plots is approximately 6,045 square meters. ▪ The area is within the potential industrial area in Mwanza, adjacent to Lake Victoria. ▪ The area is within the fenced compound with high security. ▪ The land is suitable for the establishment of a mineral refinery plant or any complementary similar operations in the mineral value chain, including support services. ▪ All public utilities are available.

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4.	Mkata Sawmill SEZ	<ul style="list-style-type: none"> ▪ Mkata Sawmill is located at Handeni in Tanga Region, about 1 km from the junction of DSM – Arusha/ Tanga Highway at Mkata. ▪ The size of the land is approximately 14.63 Ha. Part of the land consists of buildings and equipment previously used for processing wood. ▪ The land is suitable for establishing an Industrial Park that can accommodate various industries, such as agro-processing, Mineral processing (lime) factories or any other.
5.	Tanganyika Packers SEZ (Shinyanga)	<ul style="list-style-type: none"> ▪ The area is located along Old Shinyanga Road, approximately 11 kilometres from Shinyanga CBD. ▪ The earmarked land is close to the SGR station; it is 477.5 Ha in size. ▪ Part of the land consists of buildings designed as Meat processing plant. ▪ The area is suitable for agro-processing industries, pharmaceutical, mineral processing, manufacturing industries, transport and logistics. ▪ The land can be divided into varying parcels of land depending on the investor's requirements.
6.	Tanganyika Packers SEZ (Mbalizi - Mbeya)	<ul style="list-style-type: none"> ▪ The Tanganyika Packers Ltd (TPL) plant is located at Mbalizi in Mbeya region, approximately 11 kilometres from Mbeya CBD and approximately 2 km from the Tanzania-Zambia highway, it has 102Ha. ▪ The earmarked land is located 500 meters from Mbalizi – Mkwajuni Road. ▪ Part of the land consists of buildings designed and equipped for the meat processing plant. Investors interested in meat processing are also encouraged to bid to utilise the existing facilities. ▪ The area is suitable for developing an Industrial Park, focusing on agro-processing industries, pharmaceuticals, mineral processing, manufacturing, agricultural assembly plants, etc. ▪ Agricultural processing industries may focus on crops in Mbeya and SAGOT regions, especially maize, rice, avocado, sunflower, etc.
7.	Manyara SEZ Mirerani	<ul style="list-style-type: none"> ▪ Manyara SEZ is located in the Manyara region within Simanjiro District at Kandasikra Village in Mirerani Township Authority. It is just 14 km from the Kilimanjaro International Airport (KIA) and about 1.5km from Mirerani Town, famous for mineral excavation; it has 406.296Ha. ▪ The basic infrastructure to Manyara SEZ is available. ▪ A master for the development of the SEZ has been prepared and classified various uses such as commercial & Logistics, industrial parks, Tourist & recreational centres, institutional and Residential. ▪ Investors in agriculture, horticultural, livestock, mining, light manufacturing, and assembly industries that suit the above land use plan are encouraged to bid.

S/N	LAND DESCRIPTION	LAND ATTRIBUTES
8.	Nala SEZ Dodoma	<ul style="list-style-type: none"> ▪ The site is located at Nala Industrial Area, in Dodoma Region and has a land size of 607.03 Ha. ▪ A tarmacked road connects the SEZ. The SEZ is well linked to Dar es Salaam Port through meter-gauge and standard-gauge Railways (MGR&SGR). It is also linked to Dodoma Ring Road and Msalato International Airport, which are under construction. ▪ The basic infrastructure to the SEZ, including road, electricity, power, and water, is available. However, the on-site infrastructure within the SEZ is not currently in place (greenfield). ▪ The masterplan is in the process of preparation; ▪ The proposed masterplan intends to provide plots that cover commercial, transport and logistics, industrial parks, heavy and light industries, tourist & recreational centres.
9.	Tanga SEZ	<ul style="list-style-type: none"> ▪ The project covers the Neema and Maere villages within the Masiwani and Tongoni Wards in Tanga City. The land available for development is approximately 750 Ha. ▪ The SEZ is connected by a tarmacked road under construction from Tanga CBD to Pangani district. Once completed, it will facilitate the transportation of raw materials and manufactured goods to and from the SEZ more easily. The road will also link the SEZ to Tanga port. ▪ The basic infrastructure to the SEZ, including road, electricity, power, and water, are available. However, the on-site infrastructure within the SEZ is not currently in place (greenfield). ▪ The available plots will be for commercial, transport and logistics; industrial parks; heavy and light industries; tourist and recreational centres.
10.	Mara SEZ	<ul style="list-style-type: none"> ▪ The Mara SEZ is located at Tairo village in Bunda District Council, along the Bunda—Masahunga tarmac road, about 4.5km from Bunda town. It is 1269 Ha in size. ▪ The basic infrastructure of the SEZ, including road and electricity, is available. However, the on-site infrastructure within the SEZ is not currently in place (greenfield). ▪ The Authority is preparing a master plan for the SEZ area. ▪ The proposed masterplan intends to provide plots for Commercial, transport and logistics zones; industrial parks zones; heavy and light industries zone, institutional zones; residential zones; health and educational zones; warehouses, Cold rooms, etc.

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11.	Ruvuma SEZ	<ul style="list-style-type: none"> ▪ The project is located at Mwengemshindo in Songea Municipality, 8 kilometres from Songea Municipality. The size of the SEZ is 2033 Ha; ▪ Masterplan for the SEZ is being prepared; ▪ The basic offsite infrastructure is available. However, the onsite infrastructure is currently not in place. ▪ The Masterplan intends to provide plots for Commercial uses, transport and logistics, warehouses, industrial parks, heavy and light industries plots, institutional, residential and educational zones, ▪ Investors in agriculture, livestock, mining, light and heavy manufacturing industries, and assembling industries that suit the above land use plan are encouraged to bid.
12.	Mtwara Free Port Zone	<ul style="list-style-type: none"> ▪ This plot is situated within the Mtwara Free port Zone, adjacent to the sea. ▪ The plot size is approximately 37,416 square meters, (P01); ▪ All public utilities are available. ▪ The plot is suitable for the development of industry.
13.	Mtwara Free Port Zone	<ul style="list-style-type: none"> ▪ This plot is situated within the Mtwara Free Port Zone. ▪ The plot size is approximately 14,443 square meters (P03). ▪ All public utilities are available. ▪ The plot is suitable for the development of industry.
14.	Plots suitable for the establishment of Petrol Stations and its allied services	<p>The land suitable for the establishment of Petrol Stations and its allied services are available at</p> <ul style="list-style-type: none"> ▪ At Bagamoyo within the Bagamoyo Special Economic Zone; opposite Zinga air strip along the Dar es Salaam – Bagamoyo Road; the plot size is approximately 5000 square meters. ▪ At Tanga Special Economic Zone; its located along Tanga – Pangani road. The plot size is approximate 5000 square meters; ▪ At Mara Special Economic Zone along Bunda – Masahunga highway. The size of the plot is approximately 5000 square meters. ▪ At Manyara Special Economic Zone. The plot size is approximately 5000 square meters