

INVESTMENT PROSPECTUS | KWENENG DISTRICT, BOTSWANA

Botswana's Next Great Investment Destination

Mogoditshane East

Twenty square kilometres. 43,155 residents. Ten kilometres from the capital's central business district. A settlement that grew from 14,246 people in 2001 to 88,098 in 2022, and is now the largest village in Botswana.

Recorded figures come from a named published source. **Derived** figures are calculated from recorded figures using the method stated in this document. Derived figures are planning estimates sound enough to size an opportunity, and are not a substitute for a ward-level survey or a formal appraisal.

1. The thesis in one sentence

Mogoditshane East contains a large, dense, young, urban population that arrived faster than the housing, retail, healthcare, schooling and infrastructure built to serve it. That gap is the investable proposition.

Everything that follows is either evidence for that sentence or a route into acting on it. The constituency does not need a growth story invented for it. Between the 2011 and 2022 censuses Mogoditshane grew at 3.93 per cent a year against a national rate of 1.40 per cent, roughly 2.8 times the national pace. In the decade before that it grew at 15.0 per cent a year.

Meanwhile the constituency sits inside a metropolitan economy of 534,842 people, in Kweneng East, the census district that now carries 14 per cent of Botswana's entire population and the largest share of any district in the country.

2. The evidence base

Constituency population	43,155, recorded
Area	20 square kilometres, entirely urban
Density	2,158 per square kilometre, against 1,258 in Gaborone
Households	About 13,077, derived
New households a year	About 514, derived
Aged 15 to 35	About 16,272, or 37.7 per cent, derived
Settlement population	88,098, largest village in Botswana
Metropolitan catchment	534,842 in Greater Gaborone
District share of national population	Kweneng East, 14 per cent
National unemployment	27.6 per cent, Q1 2024

3. Demand indicators

Each indicator is scored 0 to 100 against the national benchmark, where 50 represents the national position and 100 represents three times it. The basis for each score is printed beside it, so the figure can be checked rather than taken on trust.

Population growth	93	3.93 per cent a year against a national 1.40 per cent
Urbanisation	100	Entirely urban against a national urban share of 66.5 per cent
Housing demand	91	About 13,077 households growing by roughly 514 a year
Infrastructure demand	86	2,158 people per square kilometre against Gaborone's 1,258
Retail demand	84	Dense walkable catchment served mainly by informal trade
Digital economy	78	37.7 per cent of residents aged 15 to 35, fully urban

4. Priority sectors, ranked

Scored 0 to 100 weighting three factors equally: the size of the measured service gap, the growth rate of demand for that service, and how quickly capital can be deployed given land and regulatory conditions.

Rank	Sector	Score	Notes
01	Affordable Housing	94	About 514 new households a year against constrained serviced-plot delivery
02	Healthcare	92	Three public facilities serve an area of more than 80,000 people
03	Retail	88	Walkable catchment of 43,155 plus corridor traffic to and from Gaborone
04	Education	87	Classroom overcrowding raised in Parliament as affecting performance
05	Commercial Real Estate	81	Capital-city access at a district cost base
06	Water	79	Reticulation lagging settlement into new residential areas
07	Logistics	77	Western approach to a metropolitan market of 534,842 people
08	ICT and Digital	74	About 37.7 per cent of residents aged 15 to 35, fully urban
09	Waste Management	72	Dense 20 square kilometre collection footprint
10	Infrastructure	70	Roads, drainage and lighting on a settlement built without a servicing plan
11	Renewable Energy	64	High irradiance and rising commercial load

5. Where the opportunities sit

Ward	Population	Households	Notes
Kgosing	5,205	1,577	Heritage, civic and small-format retail
Selemene	7,420	2,248	Corridor retail and light commercial
Ledumadumane North	5,230	1,585	Residential development and services
Ledumadumane South	11,770	3,567	Affordable housing and primary healthcare
Senthumole	7,095	2,150	Logistics, transport and mixed use
Tlhapalanoga	6,435	1,950	Education, childcare and recreation

Opportunity one: serviced residential development

Ledumadumane South is the constituency's largest ward, with roughly 11,770 residents and 3,567 households, and is the natural first site for a serviced rental or starter-home scheme. Structure: direct development or joint venture. Status: open to enquiry.

Opportunity two: private primary care and diagnostics

A single extended-hours primary care and diagnostic facility would materially change the three-facility position described in Parliament for the wider settlement of more than 80,000 people. Structure: direct or public private partnership. Status: open to enquiry.

Opportunity three: corridor retail and formalisation

Selemene ward carries the densest stretch of the main commercial corridor. A formal retail format there serves the ward's 2,248 households and the passing traffic between Gaborone and the west together. Structure: joint venture with local operators. Status: open to enquiry.

6. Risk, stated plainly

Land title and allocation. Land in Mogoditshane runs through the Mogoditshane Sub-Land Board, and it is the constituency's most persistent administrative issue. A motion tabled in the National Assembly calls for a forensic audit of allocations over the past fifteen years, citing concerns about irregular allocation. Any transaction requires careful title and allocation-history due diligence, verified directly with the Sub-Land Board and the Kweneng District Council.

This cuts both ways. A constituency whose own representative has put land transparency on the parliamentary record is one moving toward a cleaner register, which is what long-horizon capital needs.

Servicing backlog. A settlement that grew without a servicing plan carries corresponding gaps in reticulation, drainage and lighting. Development budgets should assume on-site servicing rather than connection to complete networks.

Estimate risk. Figures marked derived on this document are calculated from national census proportions applied to the recorded constituency population. They are sound enough to size an opportunity and brief a board. They are not survey data.

7. Partnership routes

Direct development	Residential, retail and mixed use on secured land, with the office assisting on community consultation
Joint venture	With established constituency businesses in transport, retail, motor trades and construction
Public private partnership	Infrastructure, water and waste with the district authority
Botswana Investment and Trade Centre	National agency for investor facilitation, permits, incentives and aftercare
CEDA and LEA	Citizen Entrepreneurial Development Agency and Local Enterprise Authority, for citizen-owned enterprise and local content

Tax, duty and grant incentives in Botswana are set nationally, not at constituency level. Confirm the applicable schedule with the Botswana Investment and Trade Centre before modelling it into an appraisal.

8. Development alignment

Where the binding constraints are housing, clinics, classrooms, water and waste, commercially viable investment and development impact point the same way. Alignment follows directly with Sustainable Development Goal 3 on health and wellbeing, Goal 4 on quality education, Goal 6 on clean water and sanitation, Goal 8 on decent work and economic growth, and Goal 11 on sustainable cities and communities.

Impact here is measurable against a published baseline. An investment that adds a clinic, a classroom or 500 serviced plots can be measured directly against the census figures in this document.

9. Next steps

Investor meetings are arranged through the Mogoditshane East Constituency Office. Enquiries that name a sector and an indicative scale move fastest, because they can be routed to the right district and national authorities immediately.

Office	Mogoditshane East Constituency Office, Mogoditshane, Kweneng East
Email	info@mogoditshaneeast.bw
Hours	Monday to Friday, 07:30 to 16:30
Investment advisory partner	Vienna Capital Group, viennacapitalgroup.org

The constituency office does not sell land, broker plots or act as an intermediary in any transaction. It facilitates introductions and provides constituency information. Investment opportunities in this document are supported by research and advisory insights prepared by Vienna Capital Group.

Sources: 2022 Delimitation Commission Report, Independent Electoral Commission of Botswana. 2022 Population and Housing Census and Quarterly Multi-Topic Survey Q1 2024, Statistics Botswana. Botswana Press Agency results published by Daily News. Hansard and Daily News reporting of the National Assembly. Supported by Edd Branson Publishers.