

# PRIORITY SITE #2

## Plainwell Paper Mill – Vacant Land



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Updated 11/2022

## PROPERTY INFORMATION

### Site Name: Plainwell Paper Mill – Vacant Land

MIPlace: Coming Soon

Address: 200 Allegan Street

City: Plainwell

County: Allegan

Zip Code: 49080

Type of Space: Residential

Parcel/Lot Size: 14.95 acres

Current Zoning: Central Business District (CBD)

Availability: Sale or Lease

Sale Terms: Negotiable

### Property/Building Description:

The property consists of two legal parcels comprising a portion of the former Plainwell Paper Site. The two parcels total 14.94 acres of developable land fronting the Kalamazoo River and are located adjacent to Plainwell's City Hall and Public Safety building. The property provides an opportunity to bring desirable residential development to the community, including housing formats that are underrepresented in the local market.



The subject site is located at the western gateway to Plainwell's historic downtown district. The portion on offer includes over 500 feet of linear frontage on Allegan Street (M-89) and extends nearly 2,000 feet along the Kalamazoo River at the rear. The City has reserved a narrow parcel of land extending along the riverbank for future extension of the riverfront trail system. The historically significant portions of the Paper Mill Complex – which closed permanently in 2000- have been retained on the site and repurposed as Plainwell's City Hall, Public Safety headquarters, and private office space.

### Development Considerations:

Redevelopment Ready Community

Brownfield /Tax Increment Financing Area (TIF)

### Desired Development Outcomes:

The City is interested in partnering with a developer who shares our vision of high-quality residential development.

### Municipal Contact:

Justin Lakamper, City Manager

City of Plainwell

269-685-6821

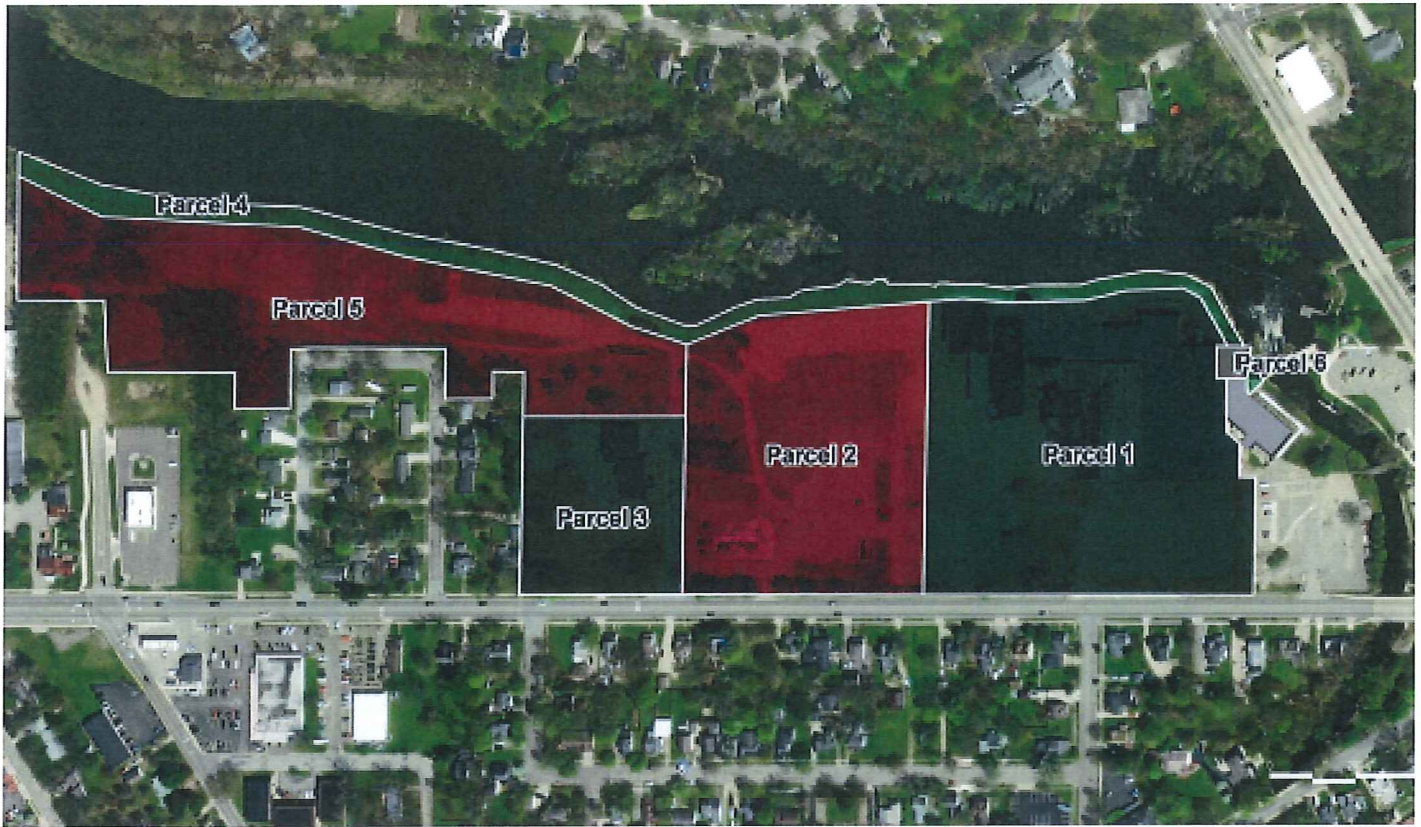
[jlakamper@plainwell.org](mailto:jlakamper@plainwell.org)

[www.plainwell.org/Government/Plainwell-Paper-Mill-Redevelopment.aspx](http://www.plainwell.org/Government/Plainwell-Paper-Mill-Redevelopment.aspx)

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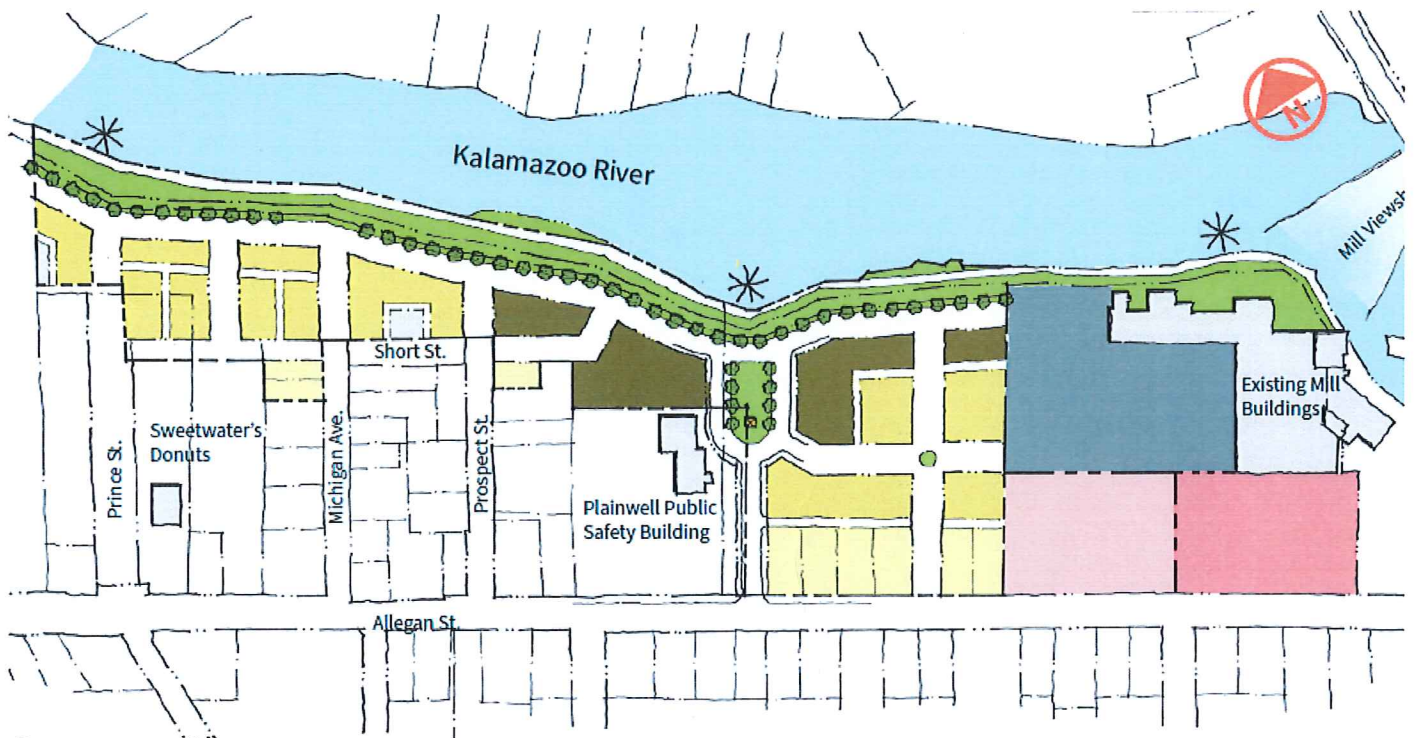
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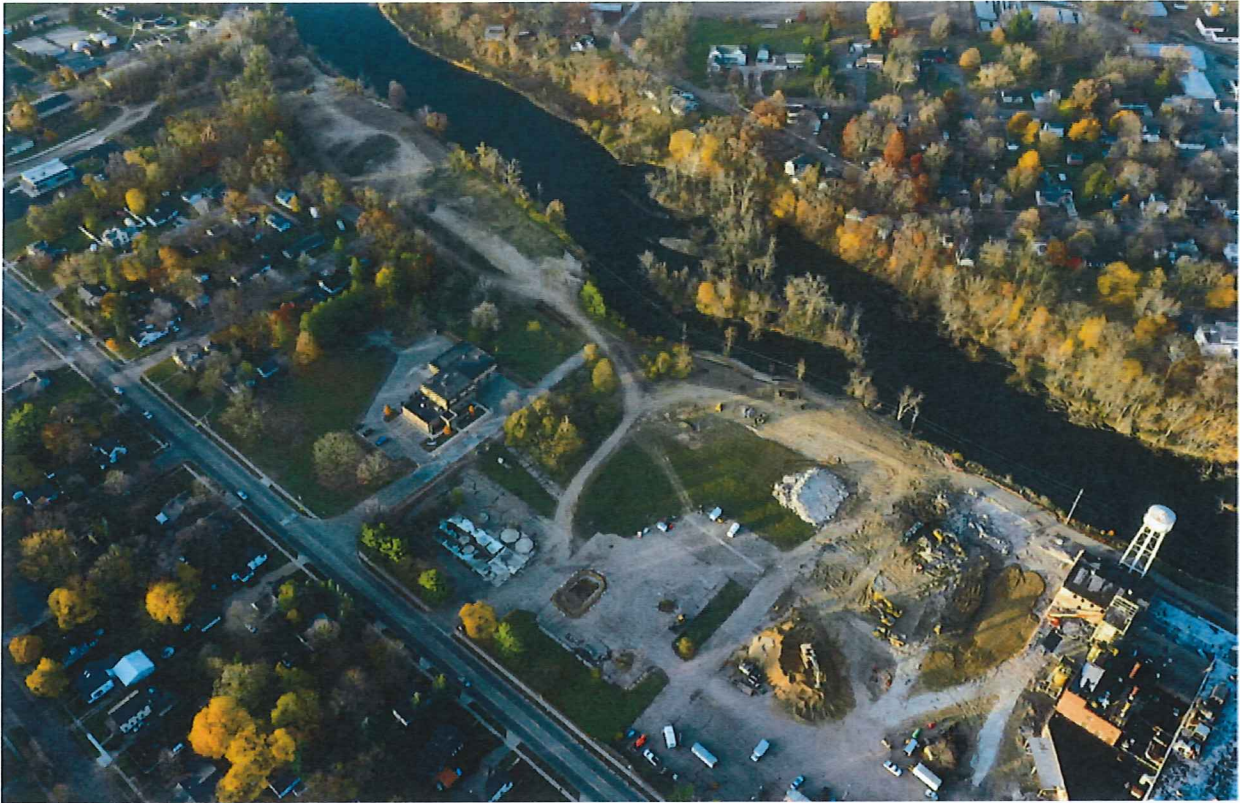


## Current Ownership

- Parcel 1 “Mill Building Complex” - 9.21 Acres
- Parcel 2 “Vacant Area” - 6.77 Acres ←
- Parcel 3 “Public Safety Building” – 2.88 Acres
- Parcel 4 “Riverfront Area” – 2.64 Acres
- Parcel 5 “Vacant Area” – 8.17 Acres ←
- Parcel 6 “City Hall” – 14,100 Square Feet



Concept Plan



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