

## **CITY OF PLAINWELL**

### **REQUEST FOR PROPOSALS (RFP)**

Purchase and Development of City-Owned Property

761 N. Main Street

Parcel No. 55-019-002-01

Approximately 1.02 Acres | Zoning: C-2 General Business

#### **1. Introduction**

The City of Plainwell is soliciting sealed proposals from qualified individuals, developers, and businesses for the purchase and development of approximately 1.02 acres of unused city-owned property located at 761 N. Main Street, identified as Parcel Number 55-019-002-01, and zoned C-2 General Business.

The City intends to select a purchaser based on both the purchase price offered (price per acre) and the quality, feasibility, and community value of the proposed development.

A premium will be placed on proposals that demonstrate a clear commitment to productive use and timely development of the property.

#### **2. Property Information**

Address: 761 N. Main Street

Parcel Number: 55-019-002-01

Size: Approximately 1.02 acres

Dimensions: Approximately 66' x 642'

Utilities: Available at road

Zoning: C-2 General Business

The property is being sold "as-is." Prospective purchasers are encouraged to conduct their own due diligence.

#### **3. Proposal Requirements**

##### **A. Purchase Offer**

1. Proposed Purchase Price Per Acre (clearly state price per acre and total purchase price).
2. Earnest Money Deposit (proposed amount and terms).

##### **B. Proposed Use and Development Plan**

1. Detailed Description of Intended Use.

- If for a business, describe the nature of the business, products/services offered, anticipated clientele, estimated number of employees, and hours of operation.

2. Site Development Plan (conceptual site plan, building size, parking, landscaping, access points).

3. Community Impact (economic impact, job creation, compatibility, public benefits).

#### **C. Development Timeline**

Provide anticipated closing date and estimated timeline for design, permitting, groundbreaking, construction, and completion/occupancy.

#### **D. Developer Qualifications**

Provide background, relevant experience, examples of similar projects.

### **4. Evaluation Criteria**

Proposals will be evaluated based on:

- Purchase Price Offered (Price Per Acre)
- Quality and Specificity of Proposed Development
- Commitment to Productive Use
- Feasibility and Financial Capacity
- Development Timeline
- Economic and Community Benefit

The City reserves the right to reject any or all proposals, request additional information, negotiate terms, and award the property in the best interest of the City.

### **5. Submission Instructions**

Proposals must be submitted no later than: March 14<sup>th</sup>, 2026 at 12:00PM (Noon)

Submit to: Plainwell City Hall, 211 N. Main, Plainwell MI, 49080 Attn: JoAnn Leonard, or via email at [jleonard@plainwell.org](mailto:jleonard@plainwell.org)

Questions should be directed to: Justin Lakamper, City Manager, [jlakamper@plainwell.org](mailto:jlakamper@plainwell.org)

### **6. Additional Conditions**

- The property is sold "as-is."
- A purchase agreement approved by the City will be required.
- Development milestones may be required in the purchase agreement.
- Failure to meet agreed timelines may result in contractual remedies.

Issued by: City of Plainwell

Date: 02/27/2026