

Plainwell & Surrounding Areas: Market & Demographic Overview Report

POPULATION

Population Estimates and Projections

Table 1. Population Estimates for Plainwell and Surrounding Communities 2000

Source: US Census

Community	Current Population Estimate (Persons)
Plainwell	3,933
Allegan	4,838
Otsego	3,933
Wayland	3,939
Gun Plain Township	5,637
Alamo Township	3,820
Cooper Township	8,754
Otsego Township	4,854
Allegan County	105,665

Table 2. Population Projections: Plainwell & Surrounding Communities 2010, 2020

Source: Allegan Co. Economic Development Alliance & West Michigan Regional Planning Commission

Community	Current Population Estimate (Persons)	
	2010	2020
Plainwell	4,638	5,036
Allegan	4,540	4,649
Otsego	4,155	4,295
Wayland	4,110	4,739
Gun Plain Township	6,759	7,799
Alamo Township	4,329	4,902
Cooper Township	10,014	10,907
Otsego Township	5,092	5,339
Allegan County	118,407	134,443

Historical Population Growth Trends: Plainwell & Surrounding Communities

Table 3. Population Growth Trends in Plainwell: 1950-2000

Source: US Census and Allegan County Economic Development Alliance

Year	Population (persons)	Percent of Change
1950	2,767	N/A
1960	3,125	12.90
1970	3,195	2.24
1980	3,751	17.40
1990	4,057	8.16
2000	3,933	-3.15

Table 4. Population Growth Trends: Plainwell & Surrounding Communities 1970-2000

Source: Allegan County Economic Development Council, US Census

Community	Population (Persons)				Percent of Change 1970-2000
	1970	1980	1990	2000	
Plainwell	3,195	3,751	4,057	3,933	23.1
Allegan	4,516	4,576	4,547	4,838	7.1
Otsego	3,957	3,802	3,937	3,933	-0.6
Wayland	2,054	2,023	2,751	3,939	91.8
Gun Plain Township	3,231	4,298	4,754	5,637	74.5
Alamo Township	2,413	2,909	3,276	3,820	58.3
Cooper Township	7,666	8,434	8,442	8,754	14.2
Otsego Township	3,721	4,479	4,780	4,854	30.4
Allegan County	66,575	81,555	90,509	105,665	58.7

Comparison of Age Groups: City of Plainwell 1970-2000

Table 5. Comparison of Age Groups in Plainwell 1970-2000

Source: US Census

Year	Percent of Total Population						
	<5 yrs of age	5-17 yrs of age	18-24 yrs of age	25-44 yrs of age	45-64 yrs of age	65-74 yrs of age	>75 yrs of age
1990	8.0	18.7	9.7	31.8	16.0	7.5	8.3
2000	7.1	19.3	7.9	30.2	19.8	6.5	9.2

Comparison of Age Groups: City of Plainwell & Surrounding Communities 1970-2000

Table 6. Age Characteristics in Plainwell and Surrounding Communities 2000

Source: US Census and ESRI

Age Cohort	USA	Michigan	Grand Rapids	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
<19	29%	27%	31%	26%	29%	27%	26%
20-24	7%	6%	7%	10%	5%	17%	5%
25-34	14%	21%	14%	21%	19%	23%	22%
35-54	29%	27%	29%	26%	28%	19%	26%
55-64	9%	8%	7%	7%	8%	5%	7%
65+	12%	11%	11%	10%	10%	9%	14%

EDUCATIONAL ATTAINMENT

Table 7. Educational Attainment (Ages 25+, 1990)

Source: US Census and Economic Research Associates (ERA)

Level	USA	Michigan	Grand Rapids	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
Less than 9th Grade	10%	8%	8%	5%	10%	7%	8%
9th to 12th Grade	14%	15%	14%	11%	15%	14%	11%
High School Graduate	30%	32%	33%	28%	39%	23%	40%
Some College	19%	20%	20%	21%	17%	20%	22%
Associates Degree	6%	7%	8%	7%	6%	7%	5%
Bachelor's Degree	13%	11%	12%	16%	8%	17%	10%
Graduate or Prof. Degree	7%	6%	6%	11%	4%	13%	4%

Table 8. Educational Attainment (Ages 25+, 2000)

Source: US Census and Economic Research Associates (ERA)

Level	USA	Michigan	Grand Rapids	Kalamazoo County	Allegan County	Kalamazoo	Plainwell
Less than 9th Grade	8%	5%	5%	3%	6%	5%	6%
9th to 12th Grade	12%	12%	11%	8%	12%	11%	15%
High School Graduate	29%	31%	31%	26%	39%	24%	32%
Some College	21%	23%	23%	24%	21%	22%	24%
Associates Degree	6%	7%	8%	7%	6%	6%	5%
Bachelor's Degree	16%	14%	16%	19%	11%	18%	14%
Graduate or Prof. Degree	9%	8%	7%	12%	5%	14%	4%

Table 9. Educational Attainment: Plainwell & Surrounding Communities

Community	Percent High School Graduates	Percent Bachelor's Degree or Higher
Plainwell	79.5	18.0
Allegan	81.1	14.4
Otsego	84.3	9.2
Wayland	82.3	11.7
Gun Plain Township	86.9	24.4
Alamo Township	90.8	22.1
Cooper Township	86.9	23.6
Otsego Township	84.8	14.8
Allegan County	82.3	15.8

HOUSING*Number of Housing Units: City of Plainwell 1970-2000***Table 10. Number of Housing Units in Plainwell: 1970-2000**

Source: US Census

Year	Number of Housing Units
1970	1,063
1980	1,411
1990	1,541
2000	1,593

Number of Housing Units: City of Plainwell & Surrounding Communities 1990-2000

Table 11. Housing Units in Plainwell & Surrounding Communities 1990-2000

Source: US Census

Community	Number of Housing Units		
	1990	2000	Percent of Change
Plainwell	1,541	1,593	3.4
Allegan	1,853	1,947	5.1
Otsego	1,561	1,632	4.5
Wayland	1,208	1,591	31.7
Gun Plain Township	1,686	2,112	25.3
Alamo Township	1,164	1,424	22.3
Cooper Township	2,954	3,269	10.7
Otsego Township	1,711	1,859	8.6
Allegan County	36,395	43,292	18.9

Table 12. Tenancy Status in Plainwell and Surrounding Communities 2000

Source: US Census

Community	% of Housing Units Owner Occupied
Plainwell	69.4%
Allegan	63.1%
Otsego	68.5%
Wayland	69.8%
Gun Plain Twp.	92.3%
Alamo Twp.	92.7%
Cooper Twp.	90.9%
Otsego Twp.	89.9%
Allegan County	82.9%

Housing Value in the City of Plainwell and Surrounding Communities 2000

Table 13. Owner-Occupied Homes Value/Rent in Plainwell and Surrounding Communities 2000

Source: US Census

Community	Median Home Value	Median Contract Rent
Plainwell	\$97,100	\$449
Allegan	\$88,400	\$409
Otsego	\$88,900	\$425
Wayland	\$90,700	\$458
Gun Plain Township	\$118,900	\$439
Alamo Township	\$115,300	\$482
Cooper Township	\$110,300	\$499
Otsego Township	\$105,400	\$478
Allegan County	\$111,300	\$441

Table 14. Age of Housing in Plainwell and Surrounding Communities 2000

Source: US Census

Community	Percent of Structures Built				
	1939-earlier	1940-1959	1960-1979	1980-1989	1990-2000
Plainwell	39.8%	16.6%	22.9%	10.5%	10.3%
Allegan	46.9%	19.7%	13.6%	10.1%	9.7%
Otsego	41.1%	21.5%	15.9%	7.9%	13.6%
Wayland	15.1%	16.1%	15.9%	14.4%	38.5%
Gun Plain Township	11.9%	17.2%	28.4%	13.0%	29.5%
Alamo Township	10.0%	15.2%	31.9%	15.9%	27.0%
Cooper Township	11.5%	29.6%	37.3%	8.8%	12.9%
Otsego Township	13.8%	14.2%	38.3%	12.6%	21.0%
Allegan County	21.8%	14.5%	25.5%	14.4%	23.8%

Table 15. Allegan County Households by Age, 1990

Source: US Census and ERA (Cumulative Area Growth Rate = CAGR)

Family Households	1990	2000	CAGR
15 to 24	1,044	1,034	-0.1%
25 to 34	6,002	5,206	-1.4%
35 to 54	10,422	14,545	3.4%
55 to 64	3,100	3,761	2.0%
65 to 74	2,428	2,532	0.4%
75 +	1,336	1,530	1.4%
Total	24,332	28,608	1.6%

EMPLOYMENT

Employment in the City of Plainwell and Surrounding Communities 1990

Table 16. Occupations in Plainwell and Surrounding Communities 1990

Source: US Census

Occupational Category	Percent of Workers 16 and Over				
	Plainwell	Gun Plain Twp.	Alamo Twp.	Cooper Twp.	Allegan County
Machine Operators, Assemblers and Inspectors	19.8%	15.4%	7.3%	11.9%	15.8%
Service (except private households and protective)	16.9%	9.0%	9.3%	3.5%	11.3%
Precision Production, Craft and Repair	15.6%	12.0%	14.8%	11.3%	16.1%
Administrative Support	11.0%	11.9%	14.9%	15.7%	12.8%
Sales	10.9%	10.5%	12.7%	11.0%	9.5%
Executive, Administrative, Managerial	7.3%	12.2%	9.2%	10.5%	7.9%
Professional Specialty	6.9%	13.2%	13.1%	12.6%	9.3%
Handlers, Equipment Cleaners, Helpers and Laborers	4.4%	5.7%	3.8%	4.3%	6.0%
Transportation and Material Moving	3.2%	4.1%	5.6%	2.2%	5.8%
Technicians and Related Support	2.4%	2.2%	4.5%	3.7%	2.6%
Private Households	0.4%	0.3%	0.4%	0.4%	0.3%
Protective Services	0.2%	0.5%	2.1%	1.6%	0.7%
Farming, Fishing and Forestry	0.8%	3.1%	2.1%	1.3%	3.7%

Profile of Selected Economic Characteristics, 2000

Labor Force: 2,874 Persons

Total Employment: 1,802 Persons

Total Unemployment: 129 Persons

Percentage: 4.5%

Table 17. Profile of Selected Economic Characteristics 2000: Plainwell Industry

Source: US Census

Industry	Percentage Employed Civilian Population 16 >
Agriculture, forestry, fishing, hunting, mining	1.1%
Construction	5.4 %
Manufacturing	31.0%
Wholesale Trade	3.4 %
Retail Trade	14.0%
Transportation, warehousing, utilities	3.9%
Information	2.0%
Finance, insurance, real estate, rental, leasing	5.5%
Professional, scientific, management, administrative, and waste management	4.1%
Educational, health and social services	18.3%
Arts, entertainment, recreation, accommodation, and food services	6.9%
Other services (except public administration)	2.2%
Public administration	2.2%

PER CAPITA INCOME**Table 18. Per Capita Income**

Jurisdiction	1989	1999	2004	CAGR ('99-'04)	Annual Change
USA	\$14,420	\$21,587	\$24,020	2.2%	487
Michigan	\$14,154	\$22,168	\$23,594	1.3%	285
Grand Rapids MSA	\$13,671	\$20,899	\$23,598	2.5%	540
Kalamazoo County	\$14,548	\$21,739	\$25,015	2.8%	655
Allegan County	\$12,498	\$19,918	\$22,384	2.4%	493
Kalamazoo	\$11,956	\$16,897	\$19,634	3.0%	547
Plainwell	\$11,761	\$16,982	\$20,406	3.7%	685

Table 19. Median Household Income in Plainwell and Surrounding Communities: 2000

Source: US Census

Community	Percent of Total Households					
	<\$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,999	\$50,000-\$99,999	>\$100,000
Plainwell	9.4%	14.6%	17.7%	20.5%	34.4%	3.4%
Allegan	9.4%	13.4%	23.6%	21.6%	26.9%	5.1%
Otsego	7.4%	11.3%	25.8%	23.5%	28.4%	3.6%
Wayland	7.6%	11.4%	20.6%	19.6%	34.8%	6.0%
Gun Plain Township	6.4%	8.7%	11.3%	21.1%	37.4%	15.1%
Alamo Township	3.6%	11.0%	18.2%	16.6%	39.4%	11.3%
Cooper Township	3.2%	8.6%	17.5%	24.5%	34.3%	12%
Otsego Township	3.5%	9.6%	17.5%	21.0%	41.2%	7.2%
Allegan Township	6.2%	10.0%	18.6%	20.3%	36.3%	8.6%