

COMMERCIAL PROPERTY REPORT

53026 NW Thornton Dr, Scappoose, OR 97056



Presented by

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## 53026 NW Thornton Dr, Scappoose, OR 97056

## Active

New, Active: 3/22/2022

## List Price

\$3,800,000

Active Date: 3/22/2022

Listing ID: 22137975

## Last Sold Price

\$1,700,000

Closed Date: 1/12/2018

## Price Per Sq Ft

\$432

## Listing Facts and Details

### Listing Details

**Listing ID:** 22137975

**Current List Price:** \$3,800,000

**Listing Source:** RMLS™ Oregon and SW Washington

**Listing Agreement Type:** Exclusive Right to Sell (ER)

**Original List Price:** \$3,800,000

**Possession:** Close Of Escrow

**Original List Date:** 3/22/2022

**Showing Instructions:** Appointment Only, Call Listing Agent, Occupied

**Details:**

Prime industrial property location. 9.39 acres. Zoned LI. 8,800 SF industrial building with office space and multiple separate entrances to building. Direct visibility from HWY 30. Estimated traffic counts on Hwy 30 are 32,000 a day.

**Legal:**

SEC/TWN/RNG/MER:SEC 01 TWN 3N RNG 2W

### Price Change History

Change Date	Description	New List Price	% Change
3/22/2022	—	\$3,800,000	—

## Public Facts

### Owner Information

**Owner Name** Settle Keith E & Christina L

**Mailing Address** 33341 Gilmore Rd Scappoose OR 97056-2537

### Legal Description

<b>APN:</b> 3201-C0-02701	<b>Tax ID:</b> 2933	<b>Zoning:</b> SC:LI	<b>Census Tract:</b> 410099710.002034	<b>Abbreviated Description:</b> SEC/TWN/RNG/MER:SEC 01 TWN 3N RNG 2W	<b>City/Municipality/Township:</b> Scappoose, OR 97056
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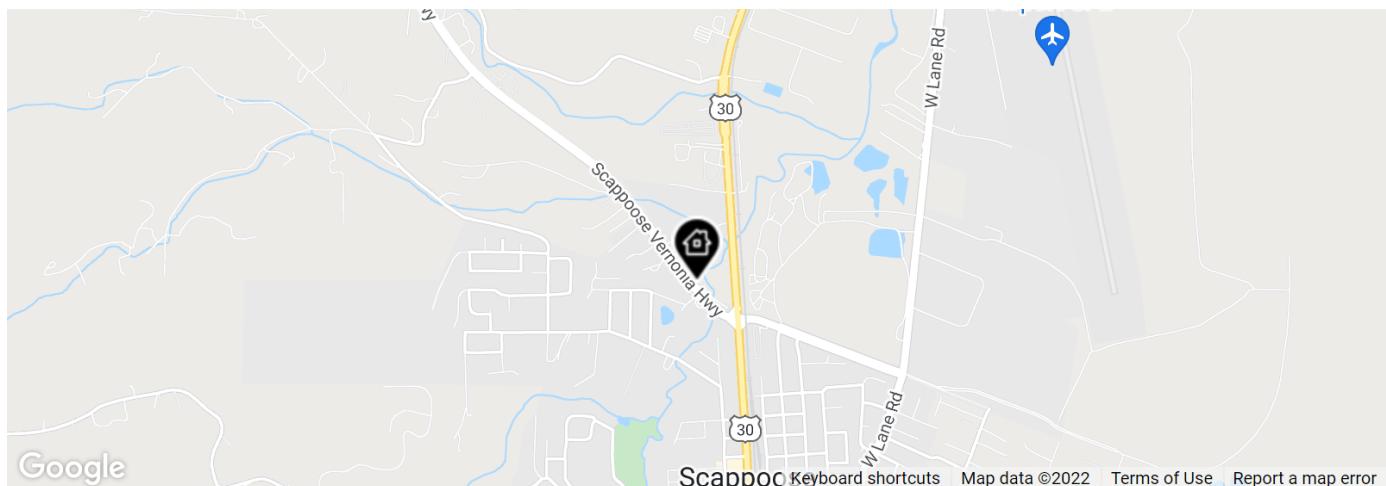
### Assessed Values

Date	Improvements	Land	Total	Tax
2021	\$185,450	\$788,360	\$973,810	\$16,173
2020	\$180,040	\$765,410	\$945,450	\$14,999
2019	\$174,800	\$743,120	\$917,920	\$14,607
2016	\$222,150	\$617,890	\$840,040	\$13,838
2015	\$266,650	\$548,930	\$815,580	\$13,139
2014	\$258,880	\$532,950	\$791,830	\$12,806
2013	—	—	—	\$11,999
2012	\$432,680	\$313,700	\$746,380	\$11,746
2011	\$420,090	\$304,560	\$724,650	\$11,266
2010	\$407,860	\$295,690	\$703,550	\$11,451

## Deed Records

Recording Date	1/12/2018
Document Type	Warranty Deed
Sales Price	\$1,700,000
Sales Price Code	Full amount stated on Document
Buyer Name	KEITH E SETTLE, CHRISTINA L SETTLE
Buyer ID	Individual(s)
Seller Name	CINNAMON TREE LLC
Seller ID	Limited Liability Company
Document #	2018-000365
Contract Date	1/11/2018

## Maps



Legend: Subject Property



Legend: Subject Property



Legend: Subject Property

## Property Photos

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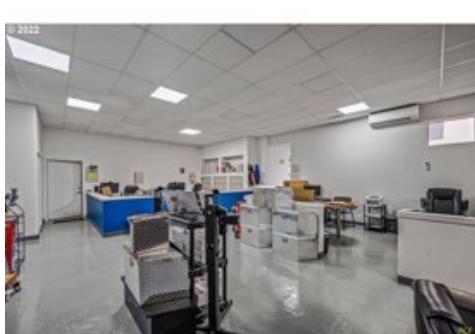


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# School: Scappoose High School

## School Details

**Name**  
Scappoose High School

**Level**  
High

**Type**  
Public

**Grades Served**  
9-12

**School District**  
Scappoose School District

**Address**  
33700 Se High School Way, Scappoose, OR 97056

**Phone**  
(971) 200-8005

## School Facts

### Overall Grade

**C+**

Total Enrollment

**710**

**C+**

**2,410**

Students per Teacher

**55336:1**

**20:1**

Students in Free Lunch Program

**24%**

**28%**

### Academic Grade

**C+**

Average GPA

**3.55 (out of 480 responses)**

**3.55 (out of 481 responses)**

Math Proficiency

**17%**

**37%**

Reading Proficiency

**27%**

**51%**

Gifted Students

**4%**

**—**

AP Enrollments

**—**

**—**

Graduation Rate

**95%**

**92%**

Average ACT Score

**25 (out of 29 responses)**

**25 (out of 29 responses)**

Average SAT Score

**1,120 (out of 109 responses)**

**1,120 (out of 109 responses)**

### Teacher Grade

**B**

Average Teacher Salary

**\$20**

**\$55,336**

Teachers in 1st or 2nd Year

**8%**

**22%**

*About this data: Facts and proficiency scores are provided by Niche, which compiles scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available facts for each school and district. Data compiled from the U.S. Department of Education, Private School Universe Survey, Common Core Data and others.*

*Source: Niche | Update Frequency: Quarterly*

## Community Reviews for this School

Posted: 6/5/2021 by Junior

Scappoose High School is a wonderful school with multiple pathways to help students figure out what they want for their future. The school gives lots of opportunities to try new things and hobbies. The programs offered vary from arts and design, medical and mathematical, and different sorts of trades. Athletes, artists, even the science wiz has a club/team. There is certainly a niche for everyone who attends this High School.

Posted: 3/15/2021 by Junior

Scappoose High School is small, but has a close sense of community and is much like a family. There are plenty of sports and activities to participate in, and we have hardworking staff, who help to guide their students to help achieve their goals. Our diversity is very low, and it would be nice to have more diversity in our school that could help to be more inclusive of all cultures and backgrounds. We may not have the best technology, so it would be nice to have better fundings, that way we can do our work in a mannerly time without any shutdowns of any computers. We could also use more resources than just our counselors for things like mental health. Being provided with people who specialize more in mental health would be great for those students who are struggling to get proper help. Scappoose High School is a good school. We have things to work on for the future, it doesn't stop us from reaching our goals and helping one another achieve greatness and build skills for our future.

Posted: 3/10/2021 by Junior

Scappoose High School is a pretty alright school. It offers everything you need and has a high rate of graduation. The teachers and staff are very nice and caring and inspire others around them to strive for their best. However the diversity, college readiness, and academics are lacking. They offer few advanced classes, they mainly strive for graduation numbers and not college readiness, and heavily lack diversity. Scappoose tries its best and I in no way blame the staff but the lack of diversity and only focusing on getting kids to graduate results in only a 3 star rating from me. On the flip side the sports, music, art, and school culture are phenomenal. Scappoose promotes a lot of sports and musical or artistic events as well as school pride. Overall Scappoose is wonderful but lacks diversity and college readiness.

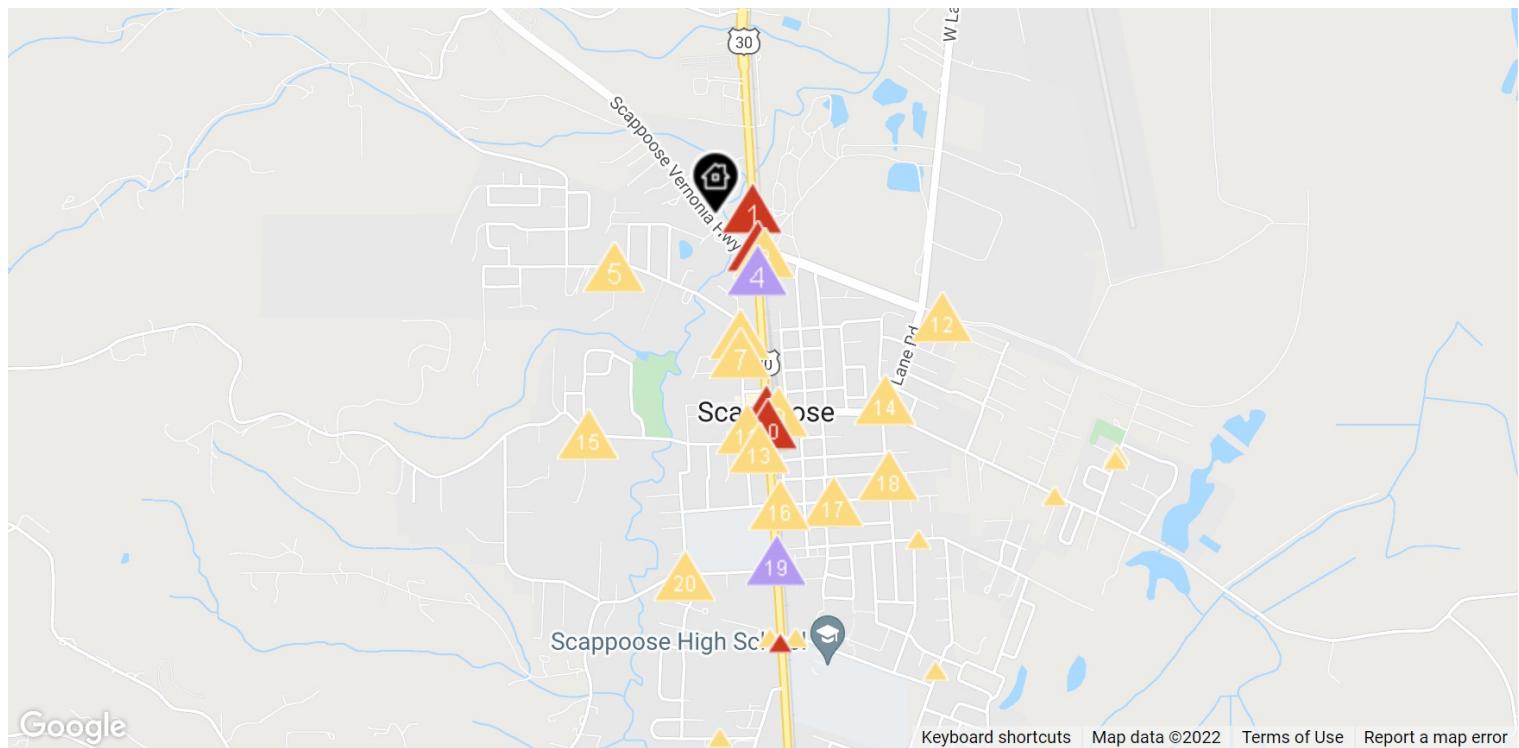
Posted: 2/15/2021 by Senior

I only got to go to school there before it was shut down due to Covid but all of the students and teachers there were all very nice and welcoming.

Posted: 12/14/2020 by Junior

I really like attending Scappoose High School. I love the spirit and involvement along with the overall atmosphere. The staff and teachers are all pretty great and the students as well!

## Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ **24,965**  
2021 Est. daily traffic counts

Street: Columbia River Hwy  
Cross: NE Crown Zellerbach Rd  
Cross Dir: S  
Dist: 0.11 miles

## Historical counts

Year	Count	Type
2017	▲ 24,900	AADT
2016	▲ 24,200	AADT
2015	▲ 24,700	AADT
2012	▲ 24,700	AADT
2009	▲ 24,900	AADT

▲ **24,992**  
2021 Est. daily traffic counts

Street: Columbia River Highway  
Cross: –  
Cross Dir: –  
Dist: –

Year	Count	Type
2018	▲ 25,100	AADT

▲ **2,917**  
2021 Est. daily traffic counts

Street: NE Crown Zellerbach Rd  
Cross: Columbia River Hwy  
Cross Dir: W  
Dist: 0.02 miles

Year	Count	Type
2017	▲ 2,900	AADT

▲ **31,332**  
2021 Est. daily traffic counts

Street: Columbia River Hwy  
Cross: Scappoose Vernonia Hwy  
Cross Dir: N  
Dist: 0.02 miles

Year	Count	Type
2018	▲ 33,100	AADT
2017	▲ 32,800	AADT
2016	▲ 32,000	AADT
2015	▲ 29,000	AADT
2009	▲ 24,900	AADT

▲ **1,593**  
2021 Est. daily traffic counts

Street: Northwest EJ Smith Road  
Cross: –  
Cross Dir: –  
Dist: –

Year	Count	Type
2018	▲ 1,600	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## Nearby Traffic Details

6

**946**

2021 Est. daily traffic counts

Street: Northwest 1st Street  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 950 AADT

7

**1,274**

2021 Est. daily traffic counts

Street: Northwest 1st Street  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 1,280 AADT

8

**21,670**

2021 Est. daily traffic counts

Street: Columbia River Hwy  
Cross: E Columbia Ave  
Cross Dir: NW  
Dist: –Historical counts  
Year Count Type  
2004 ▲ 22,500 AADT  
1997 ▲ 23,100 ADT

9

**4,124**

2021 Est. daily traffic counts

Street: E Columbia Ave  
Cross: NE 1st St  
Cross Dir: E  
Dist: 0.02 milesHistorical counts  
Year Count Type  
2017 ▲ 4,100 AADT

10

**24,716**

2021 Est. daily traffic counts

Street: Columbia River Hwy  
Cross: SW Hall St  
Cross Dir: S  
Dist: 0.02 milesHistorical counts  
Year Count Type  
2004 ▲ 23,900 AADT  
1997 ▲ 25,000 ADT

11

**1,155**

2021 Est. daily traffic counts

Street: Southwest Hall Street  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 1,160 AADT

12

**50**

2021 Est. daily traffic counts

Street: Northeast Sheena Place  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 50 AADT

13

**1,155**

2021 Est. daily traffic counts

Street: JP West Road  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 1,160 AADT

14

**4,082**

2021 Est. daily traffic counts

Street: West Lane Road  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 4,100 AADT

15

**408**

2021 Est. daily traffic counts

Street: Southwest Jobin Lane  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 410 AADT

16

**2,775**

2021 Est. daily traffic counts

Street: SE Maple St  
Cross: SE 1st St  
Cross Dir: E  
Dist: 0.01 milesHistorical counts  
Year Count Type  
2017 ▲ 2,800 AADT

17

**2,887**

2021 Est. daily traffic counts

Street: Southeast Maple Street  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 2,900 AADT

18

**787**

2021 Est. daily traffic counts

Street: Southeast 4th Street  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 790 AADT

19

**31,184**

2021 Est. daily traffic counts

Street: Columbia River Hwy  
Cross: Em Watts Rd  
Cross Dir: S  
Dist: 0.02 milesHistorical counts  
Year Count Type  
2018 ▲ 31,700 AADT

20

**3,813**

2021 Est. daily traffic counts

Street: Southwest Em Watts Road  
Cross: –  
Cross Dir: –  
Dist: –Historical counts  
Year Count Type  
2018 ▲ 3,830 AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- Market conditions and forecasts** based on listing and public records data.
- Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- School data and reviews** from Niche.
- Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

## Learn more

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