

COMMERCIAL PROPERTY REPORT

53026 NW Thornton Dr, Scappoose, OR 97056



Presented by

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kw PROFESSIONALS
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Keller Williams Realty Professionals
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Portland, OR 97225

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

Property Facts

Property Type	Public Facts	Listing Facts
Property Subtype	Industrial	Industrial
Building Area (sq ft)	Warehouse (Industrial)	Light Industrial
Lot Size	8,800	8,800
Lot Dimensions	9.39 acres	9.39 acres
Year Built	9.390 AC	—
Heating	1973	1973
	—	Wall Furnace

Extended Property Facts

Interior Features

Heating	Wall Furnace
Special	Deed, Plot/Plan/Plat, Tax Information

Exterior Features

Road	Paved
Sewer	Public Sewer
View	Creek/Stream
Lot Size Range	7 to 9.99 Acres

Exterior Details

Lot Size - Square Feet	409028 sq ft
Lot Size - Acres	9.390 ac

Location Details

Directions to Property	Turn left onto Scappoose Vernonia Hwy, Turn right onto Thornton Dr
Zoning	LI

Schools (based on location)

High School	Scappoose High School
School District	Scappoose School District 1j

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Listing Facts and Details

Listing Details

Listing ID: 22137975

Listing Source: RMLS™ Oregon and SW Washington

Original List Price: \$3,800,000

Original List Date: 3/22/2022

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

Current List Price: \$3,800,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Possession: Close Of Escrow

Showing Instructions: Appointment Only, Call Listing Agent, Occupied

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

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

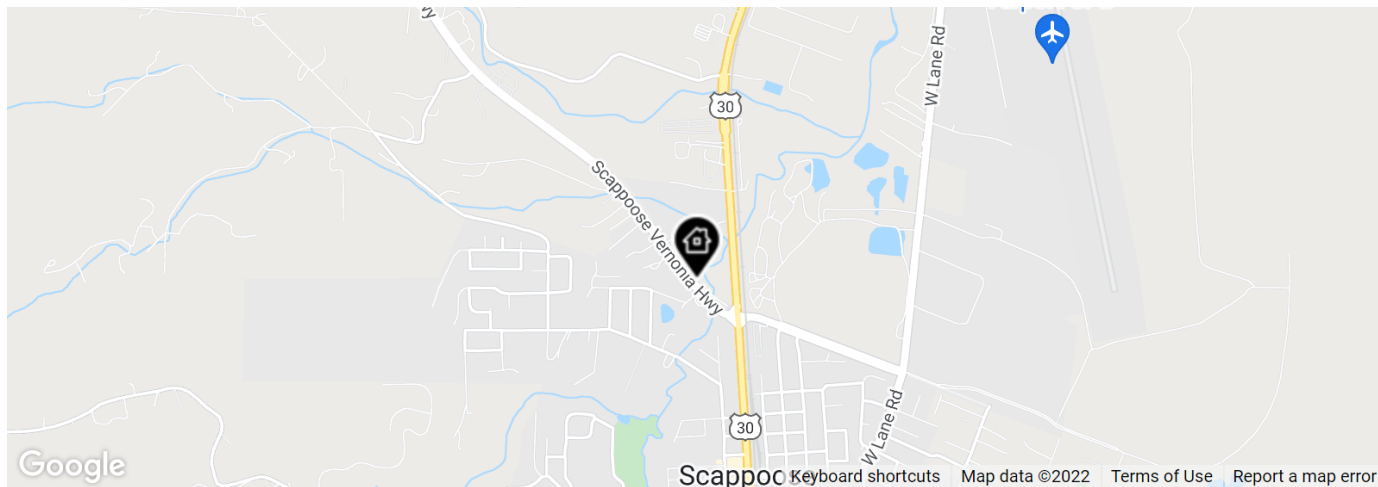
Assessed Values

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



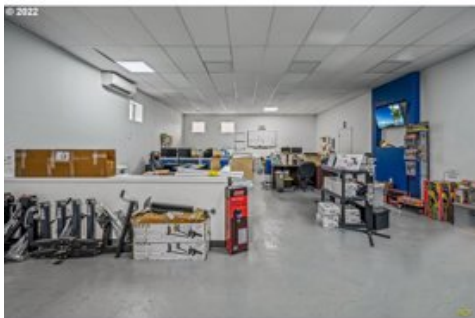
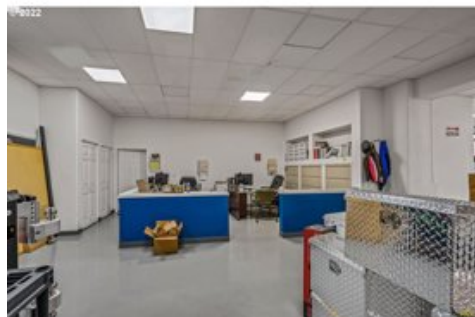
Legend: Subject Property



Legend: Subject Property

Property Photos





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

Scappoose High School

Scappoose School District

Overall Grade

C+

C+

Total Enrollment

710

2,410

Students per Teacher

55336:1

20:1

Students in Free Lunch Program

24%

28%

Academic Grade

C+

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

C+

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 artistical events as well as school pride. Overall Scappoose is wonderful but lacks diversity and college readiness.

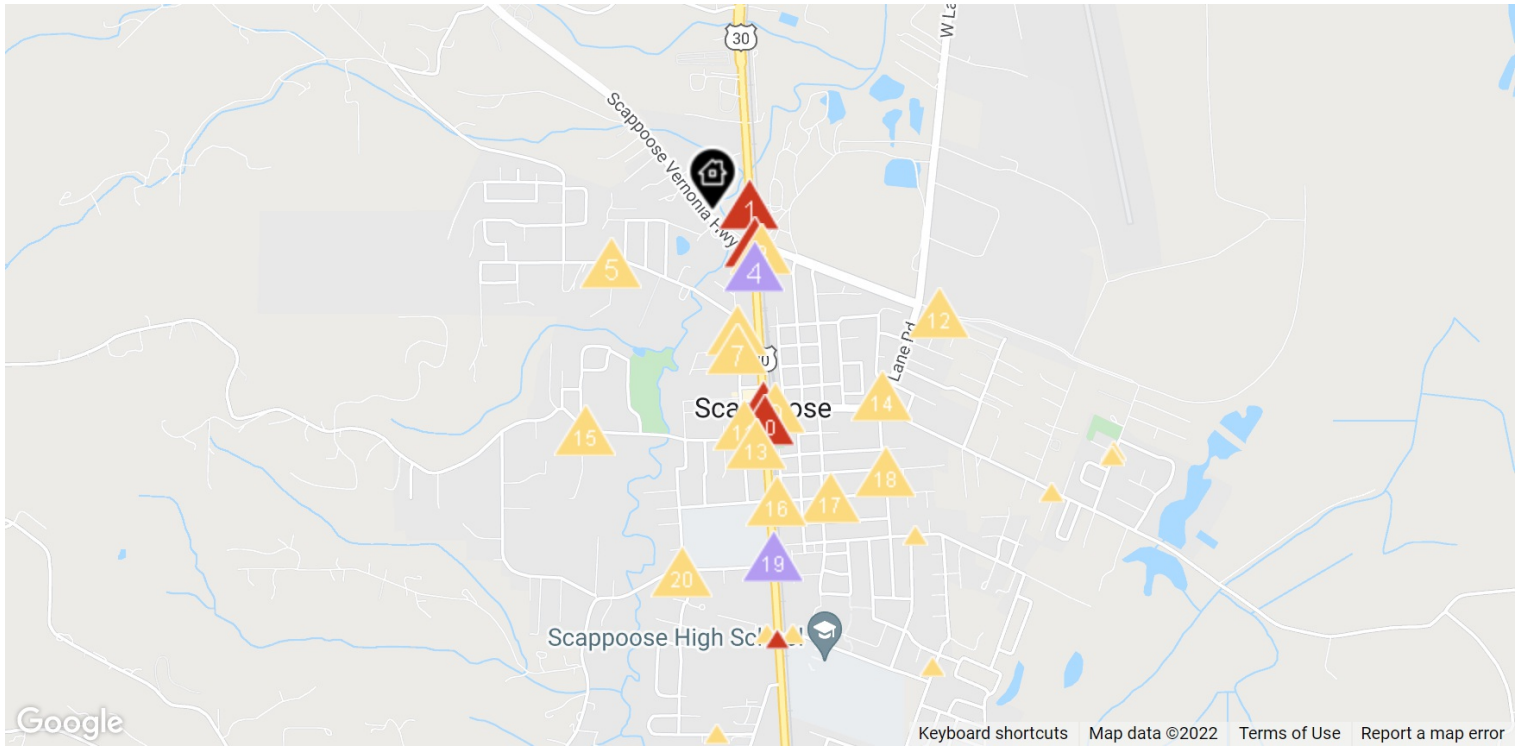
Posted: 2/15/2021 by Senior

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: –

Historical counts

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

Historical counts

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

Historical counts

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: –

Historical counts

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 miles

Historical 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 miles

Historical 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 miles

Historical 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 miles

Historical counts

Year	Count	Type
2018	31,700	AADT
2017	31,400	AADT
2016	30,600	AADT
2015	28,200	AADT
2009	30,500	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.



About RPR's Data

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

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

