



Downey is a quiet, little city of 650 people nestled below majestic Oxford Peak in the corner of Southeast Idaho. We cherish our small town atmosphere and welcome those who wish to visit, play, live, or set up business here. We look forward to meeting you soon!

The Loading Pen is estimated to be over 100 years old, although tax records indicate 1939. This location has been the local watering hole for people in the area for many generations. Downey Idaho has a quiet way of life and yet features a surprising number of amenities. To name a few: City of Downey Office, Bannock County fairgrounds, Flying-J Truck Stop, a motel, parks, campgrounds, Downey Library, Care Center, Senior Citizens Center, multiple businesses, Downey Fire Department, RV park, Red Rock Pass, Downata Hot springs, an airport, lumber store, Chamber of Commerce, schools, and multiple churches (including a cowboy church), and best of: no stop lights. Downey is centrally located and is only 20 -30 minutes in several directions and you'll be at multiple other towns/cities, giving a wide base to its service and patrons. Downey's population is 622. Malad's population is 2063. Preston's population is 5168. Bannock county's population is 83,249. Primary economic industry is farming and ranching with additional industries and work opportunist within a 30-minute drive. World renowned hunting and fishing and outdoor activities and literally 30 minutes, or less, away as well.

The Loading Pen itself is approx. 2000 sq. ft. and is the only bar/tavern in a 20-mile radius, that not only has a beer and wine license, but also has a full liquor license. Some of the inventory includes: a pool table, snooker table, both are coin operated, juke box, tables and chairs, bar stools, neon bar signs, multiple tvs, a branded full length wooden bar (the bar bares many original branding iron brands of local ranchers), fridges, two keg pulls, coolers, a newer over-sized pellet stove, gas forced air, propane, ceiling unit furnace, and a leased propane tank (however the wood heat is preferred) and an ATM machine. The floors were updated many years ago but we believe the original wooden floors are still in place. Original wooden bathroom doors, one door still has the holes in it from when a 45 caliber pistol that was fired in the bar decades ago. There was a door that led from the bar into the 1 bedroom apartment but has since been boarded up. And the old hitching post has been removed but cowboys are still known to ride their horses to the tavern to enjoy some good company and a shot of whiskey.

Attached to the saloon is the 1 bedroom apartment, generously sized at approx. 850 sq. ft. The apartment was remodeled approx. a decade ago and is heated by a pellet stove. Full kitchen with appliances included. Large bathroom. Main floor laundry. Generous sized bedroom and living room. All utilities on this apartment are serviced through the saloons utilities. Both the saloon and apartment have access to approx ½ acre of tree covered grass area that includes: horse shoe pit, fire pit, volleyball area, and is fully enclosed by a 4 foot chain link fence. The property also includes a newer 24 x 36 shop and RV parking.

Attached on the north side of the saloon is a vacant building that is approx. 1700 sq. ft. many years ago it was used a retail store and then turned into an apartment sometime in its history. Currently, it is in poor condition, it needs a roof and interior remodel. The owners of the saloon, have not done anything with the property since purchasing it in 2016, with the intention of turning the building in to an extension of the bar and using the space as an exterior patio. The power, gas and water have not been turned on in nearly a year.

This property has wonderful potential for a future user and it's nestled in a quiet, rural community with access to many locations in several directions.





Demographic and Income Profile

57 S 1st West St, Downey, Idaho, 83234
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 42.42801
 Longitude: -112.12571

Summary	Census 2010	2016	2021
Population	676	694	700
Households	271	278	280
Families	198	201	202
Average Household Size	2.49	2.50	2.50
Owner Occupied Housing Units	221	218	220
Renter Occupied Housing Units	50	60	60
Median Age	42.9	44.8	43.2
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.17%	1.22%	0.84%
Households	0.14%	1.16%	0.79%
Families	0.10%	1.07%	0.72%
Owner HHs	0.18%	1.20%	0.73%
Median Household Income	1.27%	2.54%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	58	20.9%	52	18.6%
\$15,000 - \$24,999	27	9.7%	13	4.6%
\$25,000 - \$34,999	51	18.3%	68	24.3%
\$35,000 - \$49,999	20	7.2%	24	8.6%
\$50,000 - \$74,999	58	20.9%	46	16.4%
\$75,000 - \$99,999	32	11.5%	39	13.9%
\$100,000 - \$149,999	30	10.8%	37	13.2%
\$150,000 - \$199,999	1	0.4%	2	0.7%
\$200,000+	0	0.0%	0	0.0%
Median Household Income	\$36,491		\$38,869	
Average Household Income	\$49,327		\$54,144	
Per Capita Income	\$18,540		\$20,321	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	50	7.4%	48	6.9%	48	6.9%
5 - 9	51	7.5%	50	7.2%	52	7.4%
10 - 14	57	8.4%	55	7.9%	56	8.0%
15 - 19	49	7.2%	47	6.8%	50	7.2%
20 - 24	23	3.4%	25	3.6%	28	4.0%
25 - 34	65	9.6%	67	9.7%	55	7.9%
35 - 44	56	8.3%	56	8.1%	71	10.2%
45 - 54	88	13.0%	79	11.4%	60	8.6%
55 - 64	99	14.6%	111	16.0%	109	15.6%
65 - 74	60	8.9%	77	11.1%	93	13.3%
75 - 84	57	8.4%	55	7.9%	51	7.3%
85+	22	3.2%	24	3.5%	26	3.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	658	97.2%	672	96.7%	674	96.1%
Black Alone	1	0.1%	1	0.1%	2	0.3%
American Indian Alone	5	0.7%	6	0.9%	6	0.9%
Asian Alone	1	0.1%	1	0.1%	1	0.1%
Pacific Islander Alone	3	0.4%	4	0.6%	5	0.7%
Some Other Race Alone	4	0.6%	5	0.7%	6	0.9%
Two or More Races	5	0.7%	6	0.9%	7	1.0%
Hispanic Origin (Any Race)	12	1.8%	16	2.3%	21	3.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

57 S 1st West St, Downey, Idaho, 83234
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 42.42801
 Longitude: -112.12571

Summary	Census 2010	2016	2021
Population	817	838	846
Households	322	330	333
Families	236	239	240
Average Household Size	2.54	2.54	2.54
Owner Occupied Housing Units	262	259	262
Renter Occupied Housing Units	60	71	71
Median Age	43.1	44.7	43.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.19%	1.22%	0.84%
Households	0.18%	1.16%	0.79%
Families	0.08%	1.07%	0.72%
Owner HHs	0.23%	1.20%	0.73%
Median Household Income	0.82%	2.54%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	69	20.9%	62	18.6%
\$15,000 - \$24,999	32	9.7%	16	4.8%
\$25,000 - \$34,999	60	18.2%	81	24.3%
\$35,000 - \$49,999	24	7.3%	28	8.4%
\$50,000 - \$74,999	69	20.9%	54	16.2%
\$75,000 - \$99,999	38	11.5%	46	13.8%
\$100,000 - \$149,999	36	10.9%	44	13.2%
\$150,000 - \$199,999	1	0.3%	2	0.6%
\$200,000+	0	0.0%	0	0.0%
Median Household Income	\$36,747		\$38,280	
Average Household Income	\$49,375		\$54,094	
Per Capita Income	\$18,557		\$20,321	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	60	7.4%	58	6.9%	58	6.9%
5 - 9	62	7.6%	61	7.3%	62	7.3%
10 - 14	69	8.5%	66	7.9%	67	7.9%
15 - 19	59	7.2%	56	6.7%	61	7.2%
20 - 24	27	3.3%	31	3.7%	34	4.0%
25 - 34	78	9.6%	81	9.7%	66	7.8%
35 - 44	67	8.2%	68	8.1%	86	10.2%
45 - 54	106	13.0%	95	11.3%	73	8.6%
55 - 64	120	14.7%	134	16.0%	132	15.6%
65 - 74	72	8.8%	92	11.0%	113	13.4%
75 - 84	69	8.5%	67	8.0%	62	7.3%
85+	27	3.3%	29	3.5%	31	3.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	796	97.4%	812	96.9%	815	96.2%
Black Alone	1	0.1%	1	0.1%	2	0.2%
American Indian Alone	6	0.7%	7	0.8%	7	0.8%
Asian Alone	1	0.1%	1	0.1%	1	0.1%
Pacific Islander Alone	3	0.4%	4	0.5%	6	0.7%
Some Other Race Alone	4	0.5%	6	0.7%	7	0.8%
Two or More Races	6	0.7%	7	0.8%	9	1.1%
Hispanic Origin (Any Race)	14	1.7%	19	2.3%	25	3.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

57 S 1st West St, Downey, Idaho, 83234
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 42.42801
 Longitude: -112.12571

Summary	Census 2010	2016	2021
Population	1,018	1,044	1,055
Households	398	408	412
Families	291	295	296
Average Household Size	2.56	2.56	2.56
Owner Occupied Housing Units	324	320	324
Renter Occupied Housing Units	74	88	88
Median Age	42.9	44.8	43.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.21%	1.22%	0.84%
Households	0.20%	1.16%	0.79%
Families	0.07%	1.07%	0.72%
Owner HHs	0.25%	1.20%	0.73%
Median Household Income	1.03%	2.54%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	86	21.1%	76	18.4%
\$15,000 - \$24,999	40	9.8%	19	4.6%
\$25,000 - \$34,999	74	18.1%	100	24.3%
\$35,000 - \$49,999	30	7.4%	35	8.5%
\$50,000 - \$74,999	85	20.8%	67	16.3%
\$75,000 - \$99,999	47	11.5%	57	13.8%
\$100,000 - \$149,999	44	10.8%	54	13.1%
\$150,000 - \$199,999	2	0.5%	2	0.5%
\$200,000+	0	0.0%	0	0.0%
Median Household Income	\$36,591		\$38,511	
Average Household Income	\$49,362		\$54,041	
Per Capita Income	\$18,560		\$20,305	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	75	7.4%	72	6.9%	72	6.8%
5 - 9	77	7.6%	75	7.2%	78	7.4%
10 - 14	86	8.4%	82	7.9%	84	8.0%
15 - 19	74	7.3%	70	6.7%	75	7.1%
20 - 24	34	3.3%	38	3.6%	42	4.0%
25 - 34	98	9.6%	101	9.7%	82	7.8%
35 - 44	84	8.3%	85	8.2%	107	10.2%
45 - 54	132	13.0%	118	11.3%	91	8.6%
55 - 64	149	14.6%	166	15.9%	165	15.7%
65 - 74	90	8.8%	115	11.0%	141	13.4%
75 - 84	86	8.4%	83	8.0%	78	7.4%
85+	33	3.2%	37	3.6%	39	3.7%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	992	97.4%	1,012	96.8%	1,016	96.3%
Black Alone	1	0.1%	2	0.2%	2	0.2%
American Indian Alone	8	0.8%	9	0.9%	9	0.9%
Asian Alone	1	0.1%	1	0.1%	1	0.1%
Pacific Islander Alone	4	0.4%	5	0.5%	7	0.7%
Some Other Race Alone	5	0.5%	7	0.7%	9	0.9%
Two or More Races	8	0.8%	9	0.9%	11	1.0%
Hispanic Origin (Any Race)	18	1.8%	24	2.3%	31	2.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Business Locator

57 S 1st West St, Downey, Idaho, 83234
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.42801
Longitude: -112.12571

2010 Residential Population:	1,018	2016 Total Sales (\$000)	\$83,510
2016 Residential Population:	1,044	2016 Total Employees	252
2021 Residential Population:	1,055	Employee/Residential Population Ratio:	0.24:1
Annual Population Growth 2016 - 2021	0.21%	Total Number of Businesses:	49

SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
602103	ATM S 1ST W DOWNEY, ID 83234		0.00 SE	0	\$0
581301	LOADING PEN S 1ST W DOWNEY, ID 83234		0.00 SE	1	\$48
553111	MARSH VALLEY MOTOR PARTS W CENTER ST DOWNEY, ID 83234	3	0.05 NE	1	\$176
832206	MARSH VALLEY SENIOR CITIZENS S MAIN ST DOWNEY, ID 83234		0.06 NE	2	\$0
753801	MOTO MART INC N 1ST W ST DOWNEY, ID 83234		0.06 NE	3	\$267
912104	DOWNEY CITY MAYOR'S OFFICE S MAIN ST DOWNEY, ID 83234		0.07 NE	4	\$0
912104	DOWNEY CITY OFFICES S MAIN ST DOWNEY, ID 83234		0.07 NE	7	\$0
541105	DOWNEY FOOD CTR N MAIN ST DOWNEY, ID 83234		0.08 NE	4	\$1,046
554101	VALLEY OIL CO S HIGHWAY 91 DOWNEY, ID 83234	S	0.11 SW	9	\$5,847
431101	US POST OFFICE N MAIN ST DOWNEY, ID 83234	U	0.11 NE	4	\$0
602101	IRELAND BANK E CENTER ST DOWNEY, ID 83234		0.11 NE	8	\$3,584
861104	DOWNEY CHAMBER OF COMMERCE PO BOX 353 DOWNEY, ID 83234	2	0.11 SW	2	\$0
179403	WILSON EXCAVATING 1ST E 285 S DOWNEY, ID 83234		0.11 SW	1	\$186
866107	CHURCH OF JESUS CHRIST OF LDS DOWNEY, ID 83234	V	0.11 SW	2	\$0

Data Note: Businesses are listed based on their proximity to the study area location. A maximum of 250 records can be displayed on one report. Data on the Business Locations report is based on the businesses whose location falls within the area of study. Total Sales, Total Daytime Business Population, Total Number of Businesses, and the Daytime Business (pop)/Residential Ratio are calculated using the collection of business points that fall within the area of study.

Source: Copyright 2016 Infogroup and Esri. Esri Total Residential Population forecasts for 2016.



Business Locator

57 S 1st West St, Downey, Idaho, 83234
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.42801
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
912104	CITY OF DOWNEY DOWNEY, ID 83234		0.11 SW	5	\$0
823106	SOUTH BANNOCK LIBRARY DISTRICT N MAIN ST DOWNEY, ID 83234	P	0.11 NE	5	\$0
161102	DOWNEY-SWAN LAKE HWY DISTRICT S HIGHWAY 91 DOWNEY, ID 83234		0.11 SW	5	\$1,428
801104	DOWNEY HEALTH WEST CLINIC N MAIN ST DOWNEY, ID 83234	M	0.13 NE	3	\$471
554101	MART S HIGHWAY 91 DOWNEY, ID 83234	Y	0.15 SW	4	\$2,599
912104	DOWNEY CITY OFFICE S MAIN DOWNEY, ID 83234		0.15 SE	5	\$0
729903	STURGES PILOT CAR S 2ND E DOWNEY, ID 83234		0.22 SE	6	\$284
509312	TRI STATE RECYCLING SVC N 2 W DOWNEY, ID 83234		0.22 NE	4	\$6,284
753801	DOUG'S REPAIR & TOWING SVC N HIGHWAY 91 DOWNEY, ID 83234		0.22 NW	2	\$178
912103	BANNOCK COUNTY FAIRGROUNDS N 2ND W DOWNEY, ID 83234		0.24 NW	5	\$0
602102	WHISPERING PINES E CENTER ST DOWNEY, ID 83234		0.30 NE	12	\$5,376
723106	ROBERTA'S HAIR DESIGN E CENTER ST DOWNEY, ID 83234		0.30 NE	1	\$33
509308	TRI STATE RECYCLING SVC INC N 3RD W DOWNEY, ID 83234		0.32 NE	1	\$1,571
821103	DOWNEY ELEMENTARY SCHOOL S 4TH E DOWNEY, ID 83234	EKN	0.32 SE	20	\$0
866107	CHURCH OF JESUS CHRIST OF LDS E 1ST ST N DOWNEY, ID 83234	V	0.33 NE	1	\$0
271102	HERALD GLEN NEWBOLD S 4TH ST E DOWNEY, ID 83234		0.41 SE	1	\$211

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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
514701	PHIL'S CUSTOM CUTTING E HIGHWAY 40 DOWNEY, ID 83234		0.44 NW	3	\$5,999
154218	MARSH VALLEY RV & STORAGE S CAMBRIDGE RD DOWNEY, ID 83234		0.66 NE	5	\$2,806
962102	HIGHWAY DEPARTMENT HIGHWAY 40 DOWNEY, ID 83234		1.05 NW	3	\$0
154218	MARSH VALLEY STORAGE E CUNNINGHAM RD DOWNEY, ID 83234		1.22 NW	1	\$561
738999	KJ MORRISTOWN LLC E CUNNINGHAM RD DOWNEY, ID 83234		1.35 NW	1	\$96
019101	BARNES FARMS S CAMBRIDGE RD DOWNEY, ID 83234		1.97 NE	4	\$832
517203	ABSOLUTE DIESEL E HIGHWAY 40 DOWNEY, ID 83234		2.71 NW	4	\$8,254
554101	SHELL E HIGHWAY 40 DOWNEY, ID 83234	T	2.71 NW	5	\$3,248
554103	FLAGS WEST TRUCK STOP E HIGHWAY 40 DOWNEY, ID 83234		2.71 NW	40	\$25,990
655302	DOWNEY CEMETERY E CAMBRIDGE CEMENTARY RD DOWNEY, ID 83234		2.74 NE	3	\$230
177105	AUSTIN CONCRETE & CONSTRUCTION E WOODLAND RD DOWNEY, ID 83234		3.11 SW	6	\$844
701115	DOWNATA HOT SPRINGS S DOWNATA RD DOWNEY, ID 83234		3.33 SE	22	\$1,772
174101	DANIELS MASONRY E BOWMAN RD DOWNEY, ID 83234		3.59 NW	10	\$1,154
573113	VOLSTAR PRODUCTIONS E BOWMAN RD DOWNEY, ID 83234		3.63 NW	1	\$214
726103	GRANT CEMETERY E GRANT RD DOWNEY, ID 83234		3.99 SE	4	\$365
999966	BAR-N RANCH LLC S DEGN RD DOWNEY, ID 83234		4.02 NW	4	\$0

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Latitude: 42.42801
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SIC Code	Business Name	Franchise	Distance From Site in Miles	Employees	Sales (\$000)
075102	R & R LAND & CATTLE S MARSH VALLEY RD DOWNEY, ID 83234		4.29 SW	2	\$775
019101	BENNETT FARMS E RICHARDS RD DOWNEY, ID 83234		4.53 NW	2	\$416
726103	WOODLAND CEMETERY S MARSH VALLEY RD DOWNEY, ID 83234		4.73 NW	4	\$365

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