

# Ideal Car Wash in Itta Bena Sunflower County, MS



**101 Sunflower Road, Itta Bena, MS 38941**

Look at this car wash in Itta Bena located on a 2+/- acre tract just off Highway 82 in Sunflower County, MS. This four-bay car wash, not all currently working, is in the perfect spot for maximum exposure and is currently in high demand since there are no other carwashes in town. This property borders Dollar General on Highway 82 and could be developed commercially if needed. Itta Bena is home to Mississippi Valley State University and is between Indianola and Greenwood. Call Emerson today for a private showing!

**Directions from the intersection of Hwy 49 & Hwy 82 in Indianola, MS:** Travel East on Hwy 82 for approximately 18.9 miles. Turn right onto Sunflower Road and in 0.1 miles the destination is on the right.



*Call me today!*

**EMERSON LOVELACE**, REALTOR®  
Emerson@TomSmithLand.com  
662.441.2500 office | 662.715.3302 cell



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**TomSmithLandandHomes.com**

Information is believed to be accurate but not guaranteed.



*Call me today!*

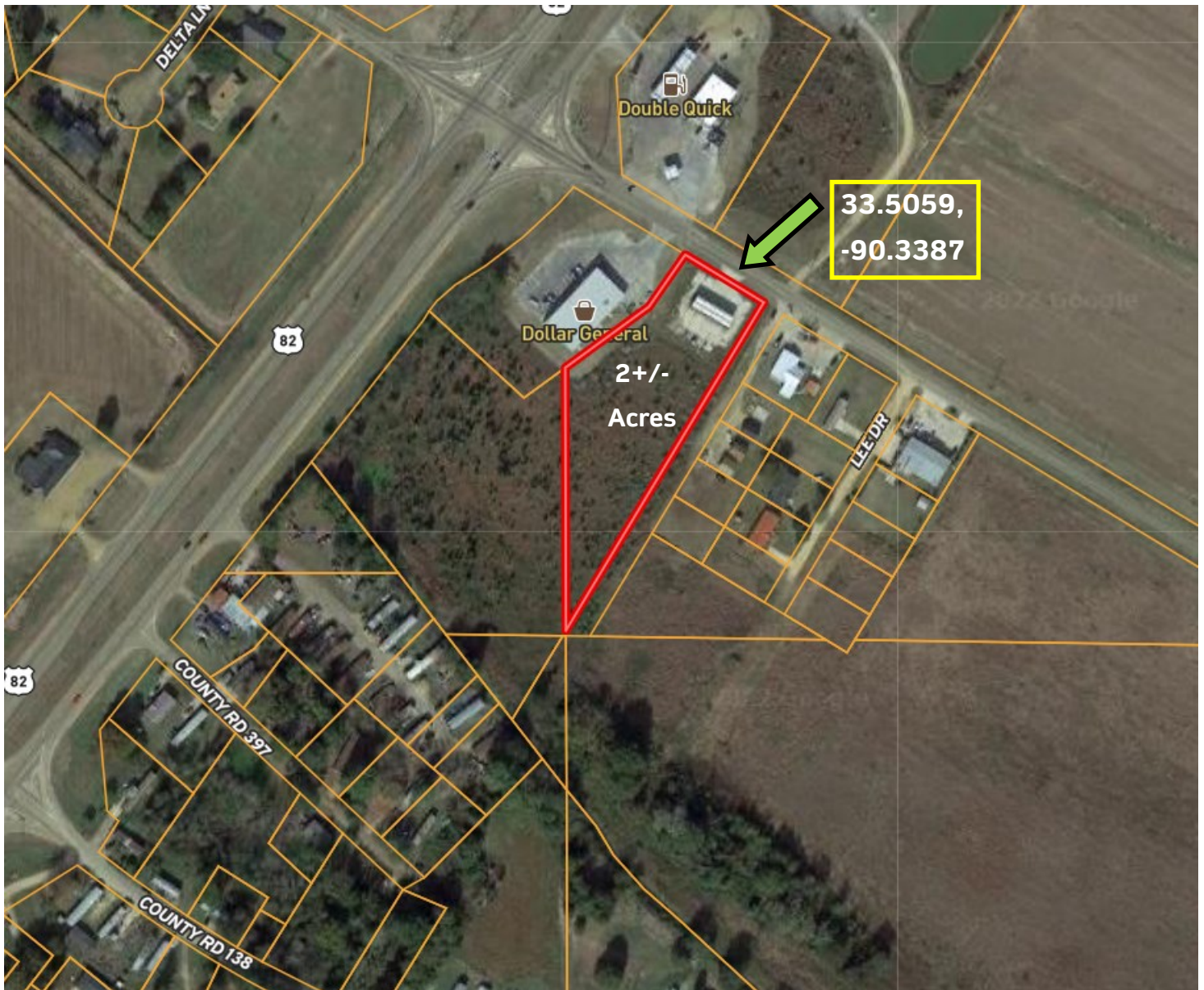
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# AERIAL MAP



[Click for Interactive Map](#)

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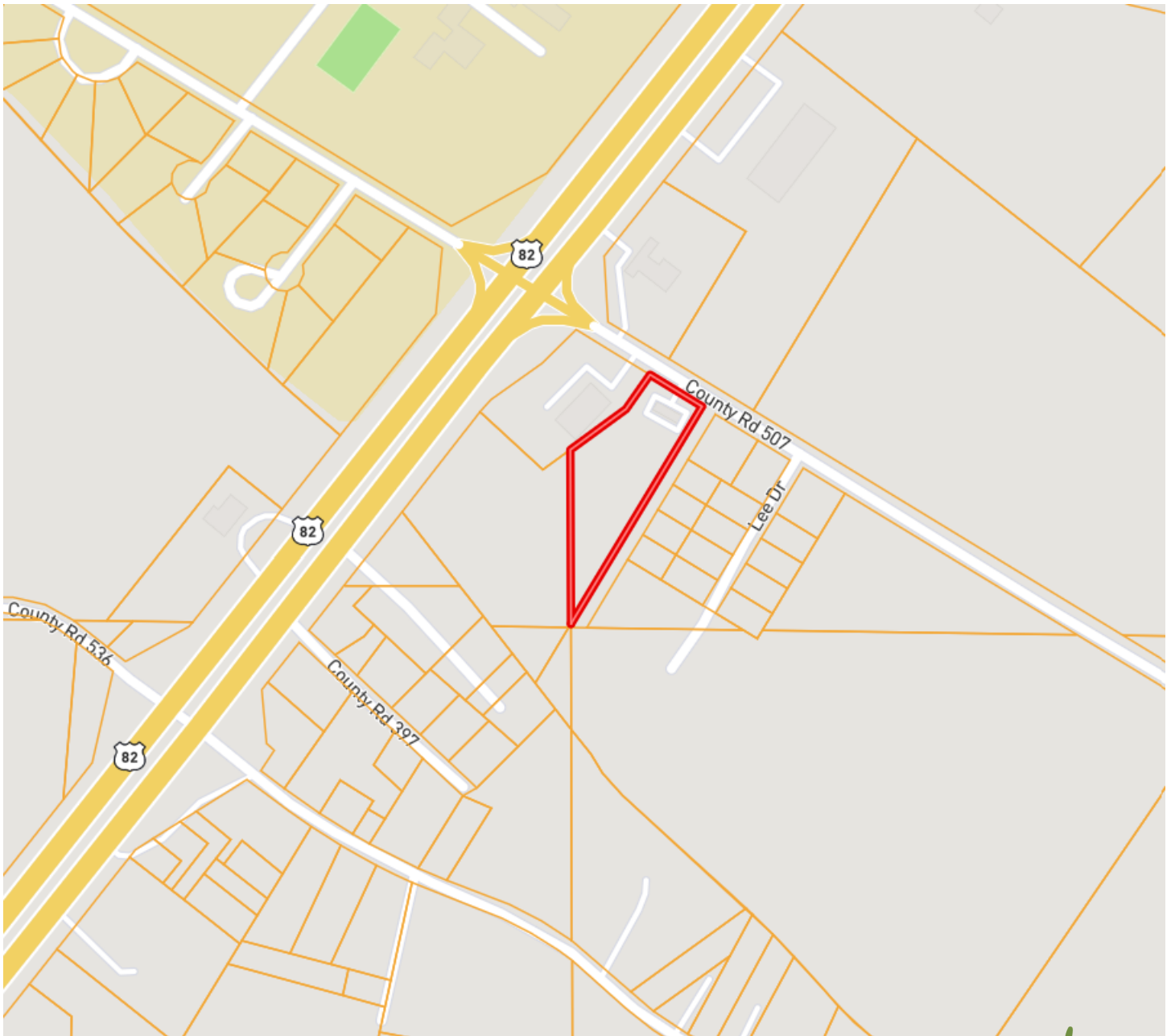
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# OWNERSHIP MAP



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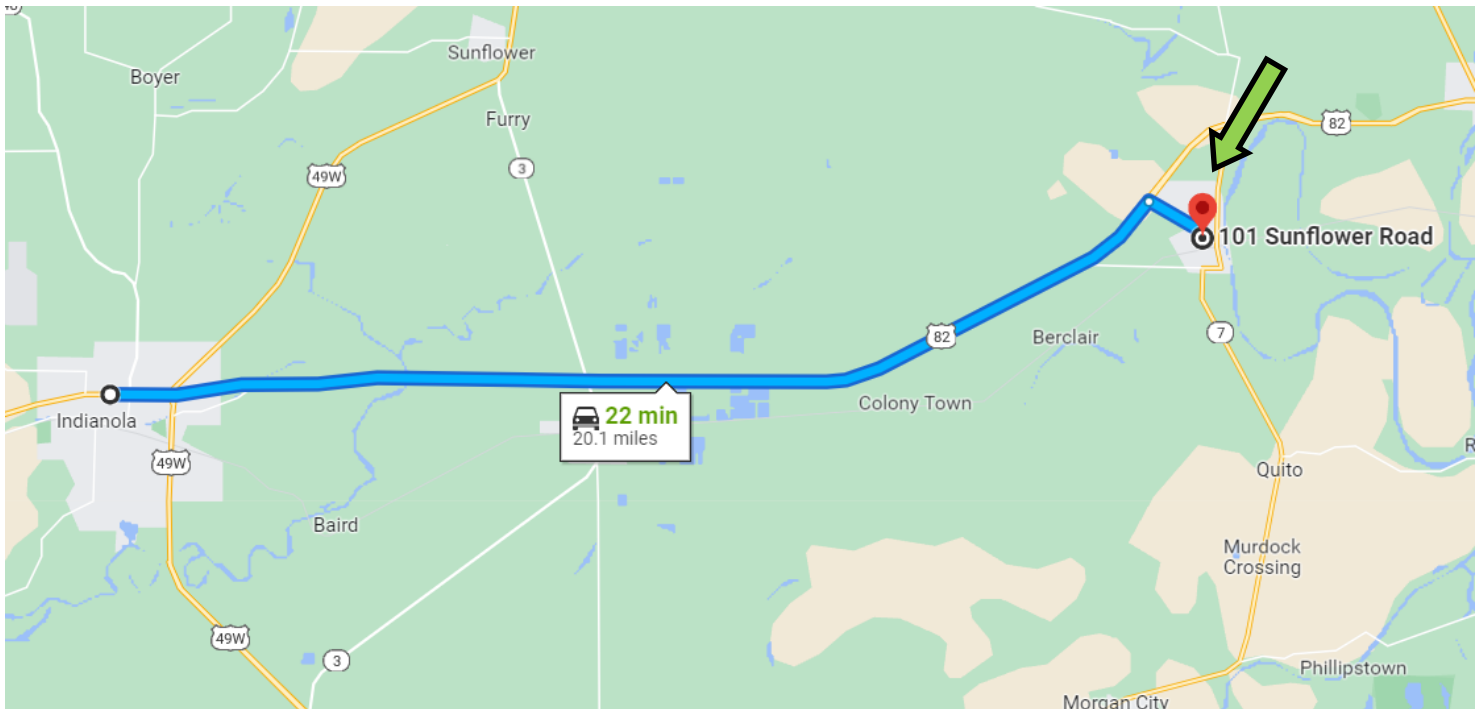
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# DIRECTIONAL MAP



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