



COMMUNITY DEVELOPMENT UPDATE

CONSTRUCTION UPDATE

Happy 2023, Wendell Falls! There is a lot of activity happening around the community which we are excited to share with you.

Phase 10B, consisting of 119 homesites and located off Wendell Valley Blvd, has been completed and home construction will begin soon.

Phase 7B, the remaining 70 homesites in Encore, will be delivered in late 1Q23.

Sitework continues on the remaining sections of Phases 10 and 11. Phase 10C (182 homesites), 10D (84 homesites), 11A (66 homesites), and 11B (72 homesites) are anticipated to be delivered to homebuilders in the second half of 2023.

The new amenity center located in Phase 10 is under construction. This site will feature a pool, cabana with covered seating and playground area for residents to enjoy. Completion is estimated for late summer 2023.

Materials have been ordered for the northern trail connection to the pedestrian underpass tunnel beneath WF Pkwy. Sitework will commence in late January with anticipated completion by spring.



Development progress on Phases 10, 11 & The Collective

COMMERCIAL NEWS

AFC Urgent Care opened in November, offering medical care for an injury or illness. They also offer covid testing, flu shots, sports physicals and more. [View their website](#) for information on available services.

WakeMed officially broke ground on the WakeMed Wendell Healthplex, offering a full-service emergency department, located on Wendell Valley Blvd. [Read the news article here.](#)

Menagerie Style House, a luxury hair salon, is coming soon! [Read more here.](#)

A new coffee and tea café is on the way! Alycia, the owner of Sonder Coffee, talked with us about serving her community and her dreams of becoming a business owner. [Read the interview here.](#)



SIT. STAY. HOORAY!

[Woof Gang Bakery](#) is coming to Treelight Square! From all natural foods, health products, toys and grooming, your pup is sure to give this business two paws up.



MARKETING UPDATE

We ended 2022 with 235 homes sold for the year and over 300 closed homes. To all our new residents, we welcome you! Be sure to [visit the HOA website](#) for important documents, resident-only events and more.

A new homebuilder is joining our award-winning lineup! **Brookfield Residential** has more than 65 years of homebuilding experience, and will be offering single-family homes at Wendell Falls. Their model home is underway in the new model park area (near Garman's Comfort model in Phase 12) and they anticipate to be open for tours around March. Their initial homesites, located in Phase 10B, will start construction soon. To learn more or sign up for updates, [click here](#).



The Brookfield Residential team begins construction on model home

We have refreshed our community map guide to include new model homes and phases. [You can view or download it here](#) or stop by the Information Center and our team will be happy to provide you with one!

NEW ENCORE VIDEO FEATURES OUR RESIDENTS!



Residents at Encore participated in a promo video for David Weekley Homes, which will be used nationwide. [View the full video here.](#)

THE GREEN ROOM

You know how we said we wanted to make a mark without leaving one on the planet? We meant it. And by buying a home in Wendell Falls, we know you look at the world through green-colored glasses too. Check out what we did together in 2022*:



Average HERS score for a Wendell Falls home: 62 (that's 22% more efficient than existing NC home)



51.4K pounds of carbon emissions avoided



25.6M kilowatt hours of electricity saved (that's an average savings of \$719 per household)



11.9M gallons of water saved since 2015



Solar systems installed



Net-zero homes

[See the full Q4 Energy Savings Report here.](#)

*data compiled and verified by Southern Energy Management



MCNEILL BURBANK WINS!

Congrats to McNeill Burbank, who won a Best in American Living Award from NAHB for their Fletcher model in Wendell Falls!

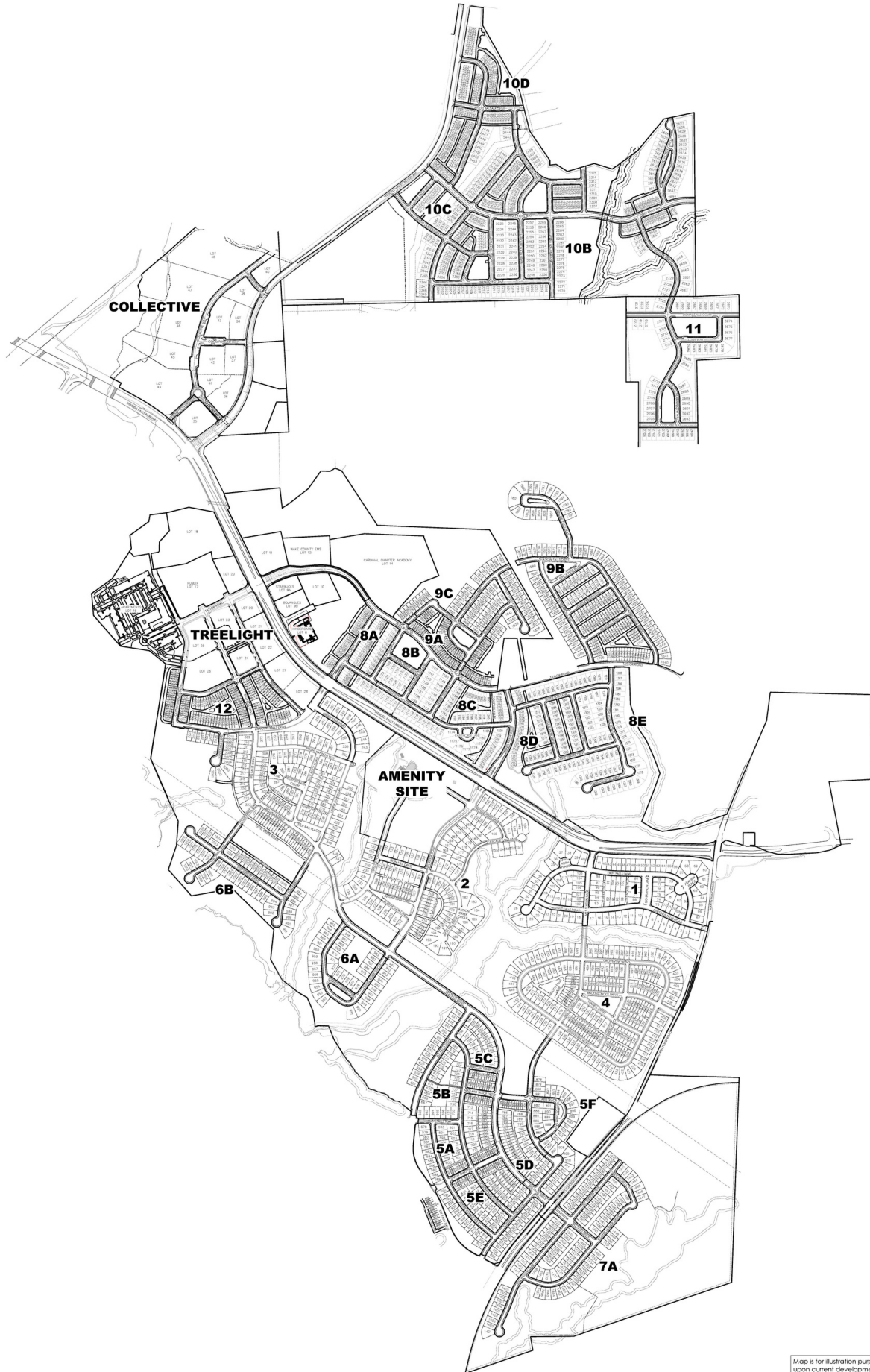
This prestigious award spotlights the most creative and talented industry professionals who have redefined design excellence.



Wendell Falls by Newland is owned in a joint venture partnership between North America Sekisui House, LLC (NASH) and Brookfield Residential, and is proudly managed by Brookfield Properties. These partners share a deep commitment to sustainable development practices and apply these core values to the vision, planning, and development of their communities. Wendell Falls by Newland is one of more than 20 communities this partnership manages together across the US. For more information, visit [wendellfalls.com](#).

EQUAL HOUSING OPPORTUNITY. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Wendell Falls to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. No guarantee can be made that development of the Wendell Falls Community ("Community") will proceed as described. Some properties being developed in the Community may only be in the formative stages and are not currently constructed, but are envisioned for the future. Any information on such properties is presented to set forth certain prospective developments for general informational purposes only. Newland Communities and North America Sekisui House (i) are not co-developing, co-building or otherwise responsible for any of the obligations or representations of any of the Builders, and (ii) shall have no obligations whatsoever to any buyer regarding a home purchase from a Builder. Buyers of homes from any of the Builders waive to the fullest extent permitted by law any and all claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction with a Builder. © 2023 Wendell Falls LLC. All Rights Reserved.

COMMUNITY MAP BY PHASE



Map is for illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee can be made that development of the Wendell Falls Community ("Community") will proceed as described.