

FIRST QUARTER 2025

WENDELL FALLS

Developer Update Newsletter



WENDELL FALLS®

BY

NEWLAND



Happy Spring, Wendell Falls!

We hope you're enjoying the warmer weather and gorgeous tulips around the community (thanks, Myatt!)

2025 is shaping up to be a great year, with over 80 new home sales and 78 closings in the community so far*. If you are a new resident, we welcome you and hope to see you around the Farmhouse!

-Brookfield Residential Development Team

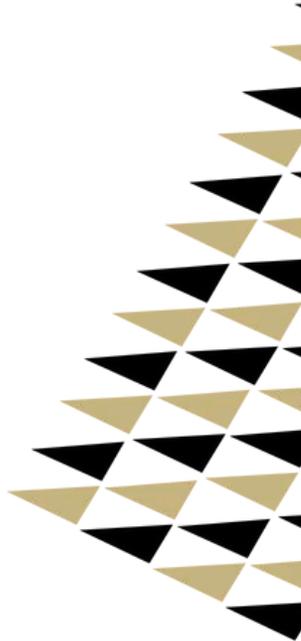
*as of 4/28/2025

CONSTRUCTION UPDATES

Paving was completed within the Flex phase, which will provide an additional 169 homesites for both single-family and townhomes. These homesites are anticipated to be delivered to homebuilders in 2Q25. This phase will also feature play equipment and recreational programming, which is scheduled to be installed in late spring/early summer with landscaping to follow.

Phase 10A is progressing nicely, and construction completion is scheduled for end of year. Final asphalt paving was completed in Phases 9A/B/C and 12 recently.

We have been working hard behind the scenes to bring additional amenities to Wendell Falls, adding even more to the community's extensive offerings. Pathway Park was recently completed in Phase 11 (see page 4 for more details) and the second park in this phase is scheduled for landscaping in early May. A phase map is included in this newsletter for your convenience (page 6).



COMMERCIAL NEWS



UNC Health Family Medicine at Wendell Falls is now open and accepting patients in Treelight Square!

[Visit their website](#) to learn more about services and schedule an appointment.

CLUB  PILATES

tropical  CAFE

Coming Soon: [Club Pilates](#) and [Tropical Smoothie Cafe](#)!

Follow Treelight Square on [Facebook](#) or [Instagram](#) to be the first to know about grand opening announcements.

Pups love Treelight Square too! Treat your furry BFF to [one of these pup cups](#) on your next walk.

(Blue gave them all two paws up 🐾)



MARKETING & EVENTS



We had a great Spring Open House Tour event in March, showcasing dozens of move-in ready homes from our award-winning builders. Know someone interested in moving to Wendell Falls? [Explore available homes on our website.](#)

Move-In Ready!



Morgan | Brookfield Residential
1945 Plott Basalm Drive
Priced at \$324,000

Move-In Ready!



Tiebreaker | Garman Homes
1250 Barreto Drive
Priced at \$424,990

Move-In Ready!



Meadowmont | Homes By Dickerson
1719 Grassy Falls Lane
Priced at \$614,000

Move-In Ready!



Bladen | Mcneill Burbank
224 Wash Hollow Drive
Priced at \$624,900

NEW AMENITY: PATHWAY PARK



We're excited to offer even more amenities at Wendell Falls for you to enjoy. Introducing Pathway Park, the newest addition featuring cornhole boards, seating and multiple landscaped pathways to choose your own adventure.

Need cornhole bags? Visit the [information center](#) (located inside the Farmhouse) to rent a set during business hours.

Tag us in your photos exploring Pathway Park! (@wendellfallsnc)

SAVE THE DATE



FARMHOUSE JAMS

JUNE 14TH: STONEBROOK

AUGUST 9TH: COURTNEY LYNN & QUINN

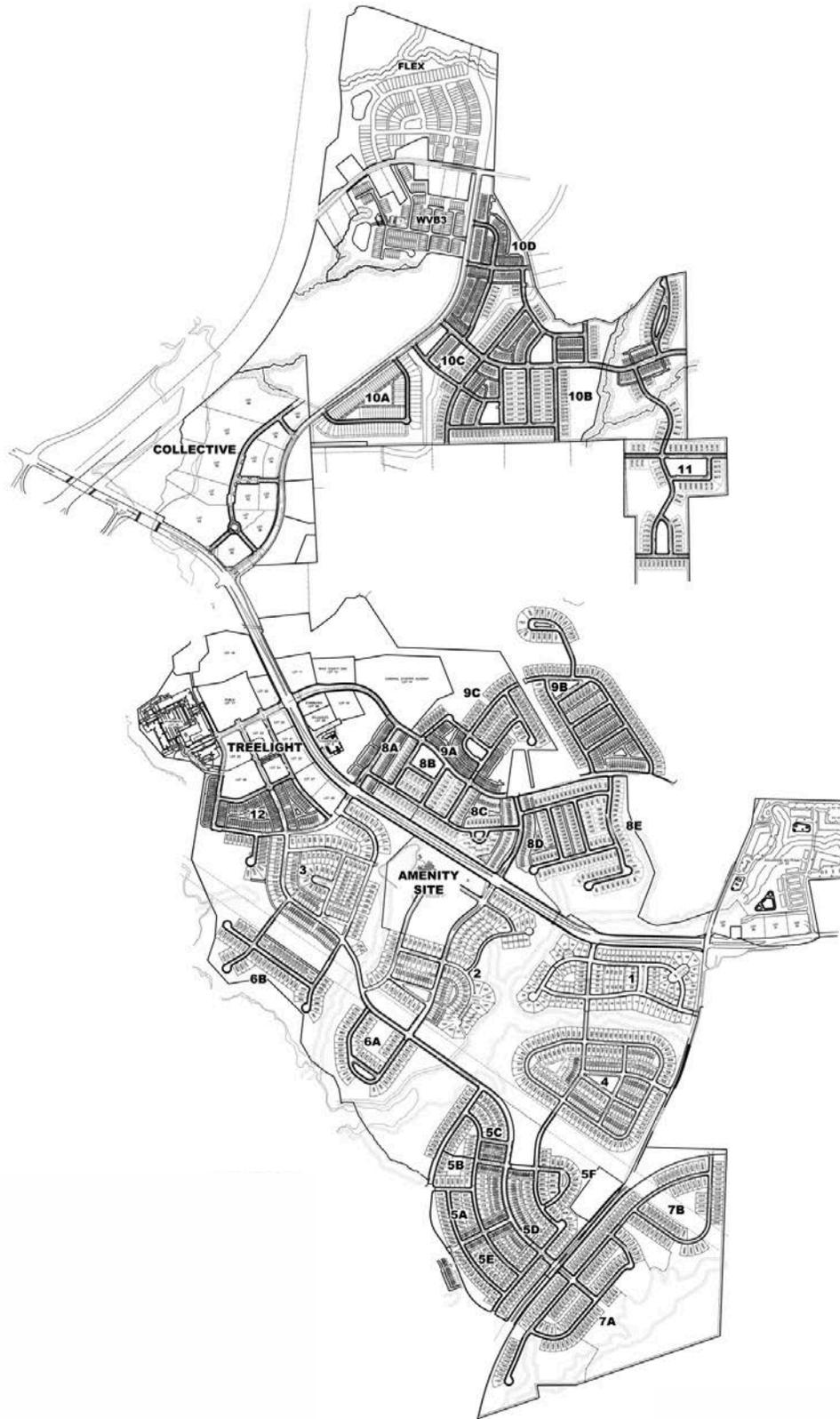
The music is free but it's B.Y.O.C. (Bring Your Own Chair). Join us at the Lake Pavilion for an evening of live music, food trucks and lots of fun!

A BIRD'S EYE VIEW OF OUR COMMUNITY



Until next time, Wendell Falls! If you have any developer-related questions, please visit the information center (located inside the Farmhouse) or [email us](#).

COMMUNITY MAP BY PHASE



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.