

11600

AMERICAN DREAM WAY

WHEELOCK COMMUNITIES

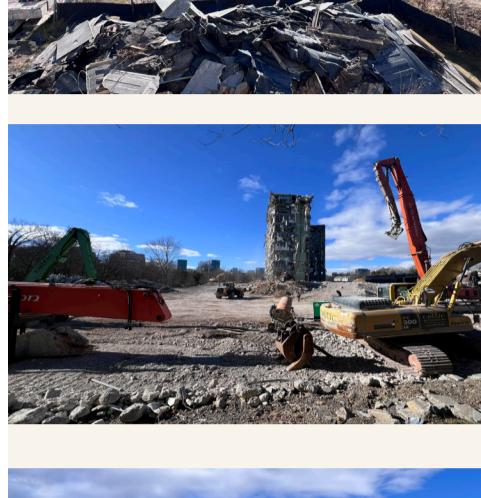
News Journal

JANUARY 20, 2026

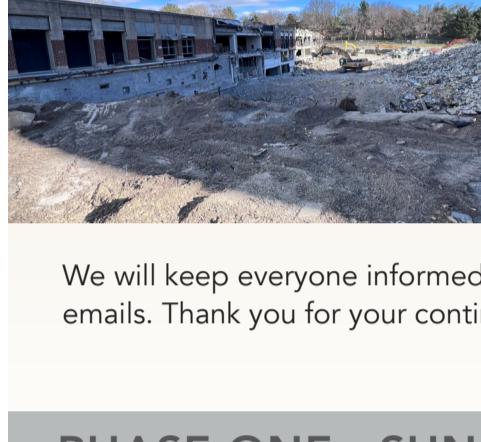
PHASE 1

PHASE 2

THE FNMA BUILDING EXPECTED TO BE LEVELED BY LATE FEBRUARY 2026



We are excited to announce that the demolition work on the FNMA building is going well, and the schedule points to the building being leveled by late February 2026. The High Reach Demolition equipment has been used effectively to demo sections of the office building on the eastern side of the building, and it is now moving west, removing floors and exposing the building core. All construction materials stemming from the demo are properly recycled or disposed of per environmental requirements.



The demolition of the garage structure is ongoing and will proceed in a counterclockwise fashion until the below-grade garage is removed. We anticipate that the garage demolition work will continue through Q2 2026.



The concrete processing/recycling will begin in what was the lower level of the garage in February 2026. Crushed and broken concrete from the building and garage will remain staged on site, and the balance of demolished materials will be removed by truck via the southeast entrance to Sunset Hills Road.

The Demolition work is expected to mostly occur between Monday – Friday (except Federal Holidays), between the hours of 8 am and 4 pm. All project stakeholders are closely monitoring the start times of the Demolition Team and their ancillary partners to ensure disruptions to the adjacent neighbors are kept to a minimum. We are working closely with Fairfax County to make sure the demolition activities are in compliance at all times. If you have any questions about the demolition project, please contact our Hotline at 703-423-0995.

We will keep everyone informed through this newsletter, on our social media accounts, and through direct emails. Thank you for your continued patience and cooperation as we move forward with this project!

PHASE ONE - SUNSET STATION UPDATE

WHEELOCK COMMUNITIES MAKES A DONATION TO SUPPORT SUSTAINABILITY MATTERS REDEVELOPMENT OF THE W&OD TRAIL



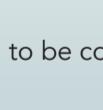
Wheelock Communities has recently donated funds to Sustainability Matters to support their efforts to redevelop the W&OD trail within the community to make it sustainable for future generations. The project is in its early planning stages, and the organization is looking for volunteers, donations, and overall assistance to redesign and redevelop the trail to meet the needs of the community.

If you are interested in working with Sustainability Matters on the redevelopment of the W&OD trail within our community, please contact Andrea McGimsey at <https://www.sustainabilitymatters.earth/volunteer>

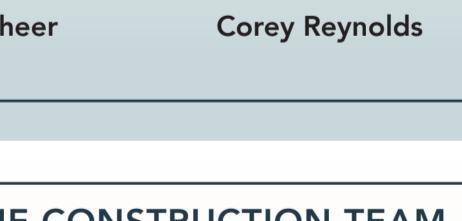
Sunset Station is well underway with additional site development and construction commencement of another townhome building. The community has installed a new privacy fence, additional landscaping, and signage.

The sales team is excited to announce that eight homes have been sold, including the furnished model! Buyers should be closing on their homes at the end of February, and Sunset Station will welcome its first new resident to the community!

Sunset Station is experiencing high interest and traffic to the model and the community will celebrate its official grand opening sometime in March.



DREAM FINDERS HOMES



PHASE 1

SUNSET STATION CONSTRUCTION UPDATE

- The model home is open for walkthrough appointments.
- Electric utility connections are ongoing for lots 9-16.
- Permits have been submitted for the next row of homes and Dream Finders Homes is excited to start vertical construction.
- Site landscaping is ongoing.
- Final privacy fence installation to be complete by the end of February.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio

JANSEN LAND CONSULTING

Jason Sheer

WILLIAM A. HAZEL INCORPORATED

Corey Reynolds

PHASE 2

- The import of clean backfill is ongoing; this material will be used to backfill large portions of the garage areas and office building voids.
- Deliveries of backfill materials are made via Sunset Hills Road on the Southeast corner of the former office site.
- The VDOT Approved Construction Entrance System is in use to keep soils and debris out of storm structures is in place.
- Structure demolition will continue through Q2 2026.
- The concrete recycling operation to commence in the next 30 days.

MEET THE CONSTRUCTION TEAM

WHEELOCK COMMUNITIES

Steve Coniglio

CUSHMAN & WAKEFIELD

Robert Adkins



CONSTRUCTION HOTLINE

We have set up a 24/7 hotline that you can call to ask questions, communicate your concerns, or get more information about the project.

The Hotline Number is: **703-423-0995**

Simply leave us a voicemail message with your question or concern and a member of our construction team will get in touch with you as soon as possible.

FAQ's

To review our complete list of FAQs, please visit <https://www.americandreamwayproject.com/faqs>.