

WEEKLY INTELLIGENCE BRIEF

POLICY · RISK · ECONOMICS

REPORTING PERIOD // 12-18 SEPTEMBER 2026

WESTERN VIRGINIA / BLUE RIDGE REGION

VIRGINIA · UNITED STATES · GLOBAL DEVELOPMENTS WITH DOMESTIC EXPOSURE

OPEN SOURCE

PRODUCT

Decision-support intelligence for organizations responsible for capital, property, projects, people, infrastructure and operations.

ANALYTIC STANDARD

Evidence → Assessment → Confidence → Indicators → Implications → Action

PURPOSE & ANALYTIC STANDARD

OPEN-SOURCE DECISION SUPPORTREPORTING PERIOD: 12-18 SEP 2026

Ironwood does not attempt to report everything. Items are included when there is a credible connection to economic or capital exposure, operational or supply-chain exposure, policy or regulatory change, infrastructure or development conditions, security or environmental risk, or an emerging business or strategic opportunity.

Routine political coverage, general national news without a meaningful operating consequence, unsupported rumor, investment recommendations, and international developments without a credible domestic transmission path are intentionally excluded.

INTELLIGENCE CLASSIFICATION

CONFIRMED

Supported by primary records, official data, direct documentation, or multiple reliable independent sources.

CREDIBLE INDICATION

Evidence meaningfully points toward a conclusion, but the underlying fact has not been formally established.

WORKING ASSESSMENT

Ironwood's current interpretation of the available evidence.

UNCONFIRMED / DEVELOPING

Information is plausible or relevant but remains insufficiently supported to incorporate into the working assessment as fact.

ASSESSMENT CONFIDENCE

LEVEL	MEANING
HIGH	Strong evidence and limited meaningful contradiction.
MODERATE	Evidence supports the assessment, but important information remains unavailable or uncertain.
LOW	Assessment is plausible but dependent on incomplete or circumstantial evidence.

EXECUTIVE INTELLIGENCE SUMMARY

OPEN-SOURCE DECISION SUPPORTREPORTING PERIOD: 12-18 SEP 2026

The operating environment became more difficult this week for capital-intensive and transportation-dependent organizations.

The Federal Reserve increased the federal-funds target range by 25 basis points to **3.75%-4.00%**. The average 30-year fixed mortgage rate increased from **6.76% to 6.95%**, while U.S. import prices rose **0.7% in August and 7.0% year-over-year**. [1][2][4]

Lower Atlantic on-highway diesel reached **\$6.096 per gallon** on September 14, nearly 50 cents higher than one week earlier. [3]

These domestic pressures are occurring alongside disruption affecting several Middle Eastern energy routes. Traffic through the Strait of Hormuz remains sharply reduced, Saudi Arabia's East-West pipeline suffered a significant disruption, and Houthi territorial gains have increased concern around the Bab el-Mandeb shipping corridor. [19][20][21][22][23][24]

Western Virginia simultaneously continues to produce significant development and infrastructure signals. The prospective buyer associated with Wood Haven Technology Park has been identified as Clearview Dynamics LLC. The proposed use remains formally undisclosed, but a data center is a credible potential use based on the site's recent history, the NDA surrounding the current project, and regional reporting. [16][17]

I-81 gained a third travel lane in both directions between Exits 137 and 141, while a **\$1.657 million federal grant** will fund a long-range Route 122 corridor study through the Smith Mountain Lake region. [11][12]

Virginia also materially altered the policy environment surrounding data centers. Governor Abigail Spanberger signed Executive Order 22 and announced a broader Data Center Accountability Framework addressing transparency, local approvals, infrastructure, environmental impacts, workforce development, procurement, and future legislative changes. [9]

Persistent drought also prompted a Virginia state of emergency after state officials estimated a **500,000-ton statewide hay shortfall**. [10]

BOTTOM LINE

The most significant feature of this week's operating environment is convergence. Financing costs, fuel, freight, imported inputs, geopolitical energy exposure, changing development regulations, and environmental pressure are moving simultaneously. At the same time, Western Virginia continues to receive infrastructure investment and development activity.

Ironwood Assessment: Opportunity remains active, but the cost and complexity of execution are increasing. CONFIDENCE: HIGH

RISK TEMPERATURE

AREA	CONDITION	IRONWOOD READ
Capital / Financing	ELEVATED	Financing assumptions should be revisited.
Energy / Transportation	ELEVATED	Domestic costs remain exposed to global disruption.
Inputs / Inflation	ELEVATED	Imported goods and transportation remain under pressure.

Virginia Policy / Regulatory	ACTIVE SHIFT	Data-center development assumptions are changing.
Regional Development	ACTIVE / OPPORTUNITY	Significant infrastructure and development signals remain positive.
Agriculture / Drought	ELEVATED	Direct farm exposure with secondary rural-economic effects.
Cyber / Technology	BASELINE WATCH	No event met this week's threshold for feature treatment.

WHAT CHANGED THIS WEEK

FEDERAL FUNDS +25 bps Cost of capital increased	30-YEAR MORTGAGE 6.95% Up from 6.76%	LOWER ATLANTIC DIESEL \$6.096 Up from \$5.605
IMPORT PRICES +7.0% Year-over-year	BUILDING PERMITS -2.7% Month-over-month	VA UNEMPLOYMENT 3.6% Down from 3.7%

DEVELOPMENT	INTELLIGENCE SIGNIFICANCE
Virginia data-center framework announced	Regulatory and development assumptions may change.
Wood Haven prospective buyer identified	Major regional development process advancing; suspected data-center use remains unconfirmed.
Route 122 study funded	Long-range SML transportation and land-use planning begins.
I-81 widening operational milestone	Regional logistics and site-access conditions improve.

ECONOMIC OPERATING PICTURE

OPEN-SOURCE DECISION SUPPORT REPORTING PERIOD: 12-18 SEP 2026

CAPITAL – FINANCING PRESSURE INCREASED

CONFIRMED

The Federal Reserve raised the federal-funds target range to **3.75%-4.00%** on September 16. Freddie Mac reported an average **6.95%** 30-year fixed mortgage rate on September 17, up 19 basis points from one week earlier. [1][2]

WORKING ASSESSMENT

HIGH CONFIDENCE

The financing environment became less favorable this week. Organizations reliant on construction lending, commercial credit, variable-rate debt, equipment financing, refinancing, or leveraged acquisition activity face greater pressure than earlier in the year.

INDICATORS TO WATCH

Federal Reserve guidance · commercial lending standards · mortgage rates · credit spreads · loan demand · refinancing activity.

IMPLICATIONS

The greater risk is not interest rates in isolation, but higher financing costs occurring alongside rising fuel, transportation, material, and labor expenses.

ACTION

Rerun major project and borrowing assumptions using current financing conditions rather than projections prepared several months ago.

CONSUMER DEMAND – RESILIENT FOR NOW

CONFIRMED

U.S. retail and food-service sales increased **1.2% in August**. [7]

WORKING ASSESSMENT

HIGH CONFIDENCE

Consumer activity remains stronger than some financial and construction indicators might suggest. There is insufficient evidence to characterize consumer demand as broadly deteriorating.

INDICATORS TO WATCH

Retail sales · credit delinquencies · gasoline prices · confidence · vehicle sales · restaurant and discretionary spending.

ACTION

Monitor demand directly rather than making operating decisions from macroeconomic headlines alone.

HOUSING & CONSTRUCTION – CURRENT ACTIVITY BETTER THAN FUTURE PIPELINE

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CONFIRMED

Overall housing starts declined 2.6% in August. Single-family starts increased 7.6%. Building permits declined 2.7% overall, including a 1.8% decline in single-family authorizations. [6]

WORKING ASSESSMENT MODERATE CONFIDENCE

Current single-family construction remains comparatively resilient, but forward-looking permitting data suggest greater caution regarding the future pipeline. The evidence does not currently support calling this an immediate housing-construction downturn.

ACTION

Monitor three-to-six-month backlog and preserve exposure to repair, replacement, renovation, maintenance, and existing-building markets.

INPUTS & TRANSPORTATION – MARGIN PRESSURE INCREASING

CONFIRMED

U.S. import prices increased 0.7% in August and 7.0% year-over-year. Lower Atlantic diesel reached \$6.096 per gallon. [4][3]

WORKING ASSESSMENT HIGH CONFIDENCE

Transportation-heavy businesses face increasing margin pressure. Today's fuel or freight shock may not appear immediately in supplier pricing, creating delayed exposure in long-duration work.

ACTION

Review quote-validity periods, fuel assumptions, delivery charges, escalation clauses, supplier pricing, and contingency allowances.

VIRGINIA LABOR – TIGHT CONDITIONS PERSIST

CONFIRMED

Virginia's seasonally adjusted unemployment rate declined from 3.7% to 3.6% in August. [8]

WORKING ASSESSMENT MODERATE-HIGH CONFIDENCE

There is little evidence that higher rates have materially loosened Virginia's labor market. Skilled-labor availability remains a likely constraint in construction, trades, advanced manufacturing, healthcare, and specialized sectors.

ACTION

Do Not assume tighter monetary conditions will automatically solve hiring constraints.

WOOD HAVEN TECHNOLOGY PARK – POTENTIAL DATA-CENTER DEVELOPMENT

CONFIRMED

Clearview Dynamics LLC has been identified as the prospective buyer associated with property at Wood Haven Technology Park near the I-81/I-581 interchange. The transaction remains in due diligence. Roanoke County has confirmed that an NDA restricts disclosure of the proposed use. Wood Haven was also connected earlier in 2026 to a separate proposed data-center transaction that did not proceed. [16][17]

CREDIBLE INDICATION

Regional reporting and the site's recent development history support the possibility that the current transaction may also involve a data-center project. Local opposition and public officials have specifically raised that possibility, but no official source has confirmed the intended use.

WORKING ASSESSMENT

MODERATE CONFIDENCE

A data center is a credible working hypothesis for the Wood Haven transaction, but it should not yet be treated as established fact. The buyer's ultimate operator, project type, power demand, acreage, and development timeline remain incompletely known.

INDICATORS THAT WOULD STRENGTHEN THE ASSESSMENT

- Utility interconnection or large electrical-capacity requests
- Substation or transmission filings
- Data-center-specific land-use applications
- Environmental, noise, or backup-generation permitting
- Procurement activity consistent with large-scale technology infrastructure

INDICATORS THAT WOULD WEAKEN THE ASSESSMENT

- Filings identifying another industrial or technology use
- Power demand inconsistent with data-center development
- Corporate disclosure establishing a different project type

IMPLICATIONS

If confirmed as a data center, Wood Haven becomes directly relevant to Virginia's new data-center framework, regional electric infrastructure, local approvals, construction and procurement opportunities, public transparency, and industrial development conditions.

ACTION

Businesses, contractors, nearby property owners, governments, utilities, and community organizations should monitor the public-record trail rather than waiting for a press release. The most useful intelligence may emerge before the project is formally announced.

I-81 – MAJOR CAPACITY IMPROVEMENT

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CONFIRMED

VDOT opened a third lane in each direction between Exits 137 and 141 in Roanoke County and Salem. [11]

WORKING ASSESSMENT HIGH CONFIDENCE

The project materially improves capacity along one of the region's most important transportation and industrial corridors.

INDICATORS TO WATCH

Travel-time changes · commercial development near interchanges · industrial-site activity · truck volumes · additional corridor improvements.

ACTION

Industrial, logistics, commercial-property, and site-selection decisions should incorporate current corridor conditions rather than older congestion assumptions.

ROUTE 122 / SMITH MOUNTAIN LAKE – EARLY-STAGE STRATEGIC PLANNING

CONFIRMED

A \$1.657 million federal RAISE grant will support a Route 122 corridor study across portions of Bedford and Franklin counties. [12]

WORKING ASSESSMENT HIGH / MODERATE CONFIDENCE

This is not merely a traffic study. It begins a process that may influence future land use, access, transportation investment, and development patterns around Smith Mountain Lake. Confidence is high regarding the significance of the planning process and moderate regarding eventual physical outcomes.

INDICATORS TO WATCH

Consultant selection · public meetings · traffic forecasts · identified growth areas · intersection improvements · bridge alternatives · land-use recommendations.

ACTION

Property owners, HOAs, businesses, developers, and local organizations should engage during the planning phase rather than after preferred alternatives have formed.

REGIONAL VISITOR ECONOMY — CONTINUED STRENGTH

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CONFIRMED

Regional reporting based on tourism data indicates more than **\$970 million** in direct visitor spending during 2025, with roughly **10% year-over-year growth in hotel-room demand** across Roanoke, Roanoke County, Salem, and Botetourt. [18]

WORKING ASSESSMENT HIGH CONFIDENCE

Tourism remains a meaningful regional economic driver rather than a peripheral sector.

ACTION

Tourism-oriented businesses should evaluate whether current regional growth supports expansion, partnerships, or new service offerings.

POLICY & REGULATORY INTELLIGENCE

VIRGINIA DATA CENTERS — POLICY ENVIRONMENT SHIFTING

CONFIRMED

Governor Abigail Spanberger signed Executive Order 22 and announced a broader Data Center Accountability Framework on September 18. The framework addresses transparency, NDAs, local approvals, electric infrastructure, energy, environmental impacts, water, noise, backup generation, workforce development, procurement, and community involvement. Some provisions are immediate executive actions; others require legislation, regulation, or subsequent implementation. [9]

WORKING ASSESSMENT HIGH ON DIRECTION / MODERATE ON OUTCOME

Virginia is moving toward a more restrictive and locally engaged development environment for large data centers while simultaneously emphasizing workforce and procurement opportunities. This represents a meaningful change in development assumptions.

INDICATORS TO WATCH

Agency guidance · noise regulations · local-government toolkit · 2027 General Assembly legislation · utility-cost allocation proposals · procurement rules · workforce requirements · local zoning responses.

IMPLICATIONS

Future project economics may increasingly depend on local approval, grid capacity, infrastructure cost allocation, environmental constraints, community engagement, procurement rules, and workforce requirements.

ACTION

Developers: revisit regulatory assumptions. **Local governments:** distinguish current executive requirements from future proposals. **Contractors:** track qualification, workforce, apprenticeship, and procurement requirements. **Property owners:** evaluate industrial land based on infrastructure and approval capacity, not acreage alone.

FEDERAL H-1B POLICY – SPECIALTY-WORKER EXPOSURE

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CONFIRMED

Federal action announced September 18 restricts entry for certain H-1B specialty workers whose petitions are not accompanied by a **\$100,000 payment**, subject to national-interest exceptions, with the restriction effective September 21, 2026. [13]

WORKING ASSESSMENT HIGH CONFIDENCE

The effect will be concentrated rather than economy-wide, with greater exposure for technology, engineering, healthcare, higher education, and other employers dependent on specialty-worker immigration.

ACTION

Organizations materially dependent on H-1B recruiting should evaluate upcoming hiring assumptions and obtain appropriate immigration counsel regarding applicability and exceptions.

RISK ENVIRONMENT

VIRGINIA DROUGHT – AGRICULTURAL AND RURAL-ECONOMIC RISK

CONFIRMED

Virginia declared a state of emergency on September 16 in response to an ongoing drought-driven hay shortage. State officials estimate an approximately **500,000-ton / 1-billion-pound** hay shortfall. [10]

WORKING ASSESSMENT HIGH / MODERATE CONFIDENCE

The immediate risk is concentrated in agriculture, particularly livestock operations. Continued drought could produce secondary exposure through transportation costs, livestock decisions, rural household income, feed suppliers, well-water conditions, and potentially wildfire risk.

INDICATORS TO WATCH

Rainfall · drought-monitor conditions · hay prices · livestock sales · well and reservoir conditions · fire conditions · emergency assistance.

ACTION

Agricultural operations should evaluate feed availability, transportation, water, and winter requirements now rather than assuming normal supply conditions will return quickly.

GLOBAL DEVELOPMENTS WITH DOMESTIC EXPOSURE

MIDDLE EAST ENERGY ROUTES – MULTIPLE CHOKEPOINTS UNDER

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PRESSURE

OPEN-SOURCE DECISION SUPPORT REPORTING PERIOD: 12-18 SEP 2026

CONFIRMED

Commercial traffic through the Strait of Hormuz remains well below recent norms. Preliminary vessel-tracking data showed **four commodity vessels** transiting Thursday compared with a 10-day average of 16. Saudi Arabia's East-West pipeline suffered a major disruption affecting its ability to bypass Hormuz. Saudi Arabia has also attempted to compensate through alternative export arrangements. Brent crude remained **above \$100 per barrel** at the end of the week, keeping energy-cost exposure elevated. [19][20][21][22][24]

CREDIBLE INDICATION

Houthi territorial gains along Yemen's Red Sea coast materially increase their ability to threaten shipping near the Bab el-Mandeb corridor. Commercial traffic has not completely stopped, and the Houthis should not be characterized as fully controlling the shipping lane. [23]

WORKING ASSESSMENT HIGH ON EXPOSURE / MODERATE ON DURATION

The principal risk is **simultaneous stress on multiple energy-transport routes**, rather than any single chokepoint. The global system continues adapting, but redundancy is reduced. That increases exposure to an additional disruption.

INDICATORS THAT WOULD WORSEN THE ASSESSMENT

Further reduction in Hormuz traffic · prolonged Saudi pipeline outage · material deterioration in Bab el-Mandeb shipping · additional tanker attacks · sustained Brent pricing above current levels · significant increases in tanker insurance or freight.

INDICATORS THAT WOULD IMPROVE THE ASSESSMENT

Restoration of Saudi bypass capacity · normalization of Hormuz traffic · reduced military activity affecting shipping · declining crude and tanker rates.

DOMESTIC TRANSMISSION PATH

Conflict / disruption → less reliable oil transportation → higher shipping and insurance costs → crude and refined-product pressure → diesel and freight costs → construction, agriculture, logistics, and consumer prices → broader inflation and financing consequences.

ACTION

Contractors: reassess quote validity and escalation exposure. **Developers:** model financing and construction costs together. **Fleet operators:** recheck fuel assumptions and surcharge practices. **Agriculture:** combine drought, feed, diesel, and transport exposure in planning. **Public entities:** revisit contingency assumptions on long-duration capital projects.

OPPORTUNITIES & STRATEGIC OPENINGS

OPEN-SOURCE DECISION SUPPORT REPORTING PERIOD: 12-18 SEP 2026

DATA-CENTER SUPPLY CHAIN

CONFIRMED

Virginia's new framework specifically addresses local hiring, workforce development, procurement, and contractor standards. [9]

WORKING ASSESSMENT

MODERATE CONFIDENCE

If major data-center development continues in Virginia, the policy environment may create greater opportunities for qualified Virginia contractors and service providers.

INDICATORS TO WATCH

Procurement requirements · apprenticeship standards · local hiring requirements · major project announcements · utility expansion · contractor prequalification.

ACTION

Construction, engineering, electrical, site-work, environmental, physical-security, and technology-support firms should monitor qualification requirements before projects reach active bidding.

ROUTE 122 / SMITH MOUNTAIN LAKE

WORKING ASSESSMENT

MODERATE CONFIDENCE

The corridor study creates an information advantage for organizations that engage early.

OPPORTUNITY AREAS

Planning and engineering work · future transportation projects · commercial development · property positioning · public-private coordination · infrastructure support.

ACTION

Follow the planning process before recommendations become fixed.

REGIONAL TOURISM

WORKING ASSESSMENT

HIGH CONFIDENCE

Continued visitor growth may support further opportunity in hospitality, restaurants, recreation, event services, lodging, property management, and outdoor tourism.

ACTION

Watch actual occupancy, development applications, and investment rather than tourism publicity alone.

WHAT WE'RE WATCHING BEFORE IT BECOMES

WHAT WE'RE WATCHING BEFORE IT BECOMES NEWS

01 // WOOD HAVEN'S ACTUAL USE

Current Assessment: Potential data center. MODERATE CONFIDENCE

Watch for: power, permitting, site-plan, utility, environmental, and procurement activity. The intelligence objective is to identify the project's actual use before or as formal disclosure occurs.

02 // ENERGY COSTS MOVING INTO LOCAL PRICING

Global energy disruption is already visible in fuel prices. The next stage is whether elevated diesel, freight, and imported-input costs begin materially affecting contractor quotes, delivery charges, asphalt and petroleum-derived products, agricultural costs, fleet expenses, and public-project budgets.

03 // VIRGINIA DATA-CENTER POLICY BECOMING OPERATIONAL

The announcement is no longer the most important piece. The next intelligence value will come from regulatory text, agency implementation, local-government guidance, legislative proposals, procurement standards, and infrastructure-cost rules.

04 // ROUTE 122 AND FUTURE SML DEVELOPMENT

Watch planning documents that begin identifying growth areas, capacity constraints, new intersections, access changes, bridge alternatives, and land-use recommendations. Those may provide meaningful development intelligence years before construction.

05 // HOUSING PIPELINE

Current Assessment: Mixed current activity with weaker forward indicators. If permit declines continue across several reporting periods, Ironwood would increase concern regarding future residential construction demand.

06 // REGIONAL LABOR CONDITIONS

August metropolitan employment data are scheduled for September 30 and should provide a clearer view of Roanoke-area labor conditions than statewide unemployment alone. [\[14\]](#)

KEY DATES & DECISION CALENDAR

OPEN-SOURCE DECISION SUPPORTREPORTING PERIOD: 12-18 SEP 2026

DATE	EVENT	INTELLIGENCE RELEVANCE
SEP 21	H-1B restriction period begins	Skilled-worker exposure
SEP 24	August new-home sales	Housing demand
SEP 24	Preliminary steel-import data	Construction/manufacturing inputs
SEP 25	Durable-goods orders	Capital investment / manufacturing
SEP 29	August JOLTS	Labor demand
SEP 30	Metropolitan employment	Roanoke regional labor conditions
SEP 30	State GDP & personal income	Virginia economy
OCT 07	FOMC minutes	Monetary-policy direction

IRONWOOD ACTION BOARD

SIGNAL	ASSESSMENT	EXPOSURE	REVIEW NOW
Diesel near/above \$6 regionally	Confirmed	Margin / transport	Fuel assumptions and quote duration
Fed rate increase	Confirmed	Cost of capital	Project and refinance economics
Mortgage rate at 6.95%	Confirmed	Housing demand	Financing-sensitive pipeline
Permit decline	Confirmed; implications developing	Future construction	3-6 month backlog
VA data-center policy shift	Confirmed	Regulation / opportunity	Rules and procurement requirements
Wood Haven potential data center	Working assessment	Development / infrastructure	Public-record indicators
Route 122 study	Confirmed	Long-term development	Early participation
Drought emergency	Confirmed	Agriculture / rural economy	Feed, water and transport exposure
Middle East energy disruption	Confirmed risk; duration uncertain	Energy / supply chain	Fuel, freight and input exposure

IRONWOOD OVERALL ASSESSMENT

The defining feature of this week's environment is not one event. It is the interaction of several.

Higher borrowing costs are occurring alongside elevated diesel, imported-input inflation, international energy disruption, drought, and a changing development-policy environment.

Organizations evaluating projects using assumptions established earlier in the year may therefore be working from conditions that no longer fully reflect the present operating environment.

At the same time, Western Virginia continues to show evidence of investment and development:

- Interstate capacity has improved.
- Smith Mountain Lake is entering a significant planning period.
- Regional tourism remains strong.
- Wood Haven appears to be moving toward a major development.
- Virginia's changing data-center environment may generate both new restrictions and new local procurement opportunities.

WEEKLY JUDGMENT

OPPORTUNITY REMAINS ACTIVE, BUT EXECUTION RISK IS INCREASING.

ASSESSMENT CONFIDENCE: HIGH

SOURCES & REFERENCES

OPEN-SOURCE DECISION SUPPORTREPORTING PERIOD: 12-18 SEP 2026

PRIMARY SOURCES

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[4] U.S. Bureau of Labor Statistics – Import and Export Price Indexes, Aug. 2026.

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[5] U.S. Bureau of Labor Statistics – Producer Price Indexes, Aug. 2026.

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[6] U.S. Census Bureau – New Residential Construction, Aug. 2026.

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[7] U.S. Census Bureau – Advance Monthly Retail Sales, Aug. 2026.

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[8] U.S. Bureau of Labor Statistics – State Employment and Unemployment, Aug. 2026.

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[9] Office of the Governor of Virginia – Data Center Accountability Framework / Executive Order 22, Sep. 18, 2026.

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[11] Virginia Department of Transportation – I-81 Exits 137-141 Project Update, Sep. 14, 2026.

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[12] West Piedmont Planning District Commission – Route 122 Corridor Study, Sep. 18, 2026.

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[13] White House – Restriction on Entry of Certain Nonimmigrant Workers, Sep. 18, 2026.

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[14] U.S. Bureau of Labor Statistics – Release Calendar.

[bls.gov/schedule](https://www.bls.gov/schedule)

[15] U.S. Census Bureau – Economic Release Calendar.

[census.gov](https://www.census.gov)

SECONDARY & DEVELOPING SOURCES

[16] Cardinal News – Clearview Dynamics / Wood Haven transaction, Sep. 15, 2026. Developing.

[cardinalnews.org](https://www.cardinalnews.org)

[17] WDBJ7 – Roanoke County NDA / Wood Haven reporting, Sep. 16, 2026.

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[18] Cardinal News – Virginia's Blue Ridge visitor spending and hotel demand, Sep. 18, 2026.

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[19] Reuters – Strait of Hormuz shipping traffic, Sep. 18, 2026. Developing vessel-movement conditions.

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[21] Reuters – Saudi crude delivery disruptions, Sep. 18, 2026.
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[22] Reuters – Saudi export adaptation / Oman transfers, Sep. 18, 2026.
reuters.com

[23] Reuters – Houthi territorial advance and Red Sea risk, Sep. 12, 2026.
reuters.com

[24] Reuters – Oil market update, Sep. 18, 2026.
reuters.com

SOURCE & ASSESSMENT METHODOLOGY

Ironwood prioritizes primary-source material whenever available, including government publications, regulatory records, public meeting materials, economic data, executive orders, agency releases, corporate filings, and official project documentation.

Secondary reporting is used when it identifies developments not yet documented through a primary public source, provides independently verified reporting from officials or organizations, connects multiple primary developments, or provides timely reporting on fast-moving international or market conditions.

A reliable source does not automatically produce a high-confidence conclusion. Ironwood therefore distinguishes between source reliability and assessment confidence. Relevant indications and emerging evidence may be included when materially useful, but will be identified clearly as confirmed, indicated, assessed, or unconfirmed.

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