

Revised Project Narrative
Pace Property Holding LLC
Development Plan

Pace Property Holding LLC / RRJ Associates, LLC (“Pace”) is the owner of approximately 74.24 +/- acres (“Site”) located north of and adjacent to the newly extended Airtech Parkway, east of S CR 1050 E (the “Site”). The Site was rezoned to the 1-2 District in June 2026. Pace proposes to relocate its corporate headquarters to a location within the Site as approximately depicted on the plans filed herewith.

In connection with the new Pace headquarters, Pace respectfully requests Development Plan approval of an approximate 116,700 sf headquarters building with approximately 16,000 sf of office space, approximately 90,000 sf of logistics space and approximately 10,700 sf maintenance space. Passenger car and passenger truck traffic to and from the headquarters site will typically access the site from Wamsley Way off of S CR 1050 E, while semi-truck traffic will primarily access the site from a new private roadway connecting to the newly extended Airtech Parkway. Passenger car and passenger truck parking will be located to the north of the headquarters building, while semi-truck parking will be located south of the headquarters building. Pace proposes a minimum 50’ wide buffer with a 6' tall wooden fence along the western shared border of the Site and the existing residences along S CR 1050 E. The number and sizes of the proposed parking spaces are sufficient and necessary based upon the operations of the existing Pace Headquarters.