



NOW PRESELLING
MORRISTOWN · TENNESSEE

Elevated *living* in the foothills.

A THOUGHTFUL COMMUNITY • BUILT BY LFG HOMES

A COMMUNITY BY



2025

A LETTER FROM THE BUILDER

We build neighborhoods where the standard is higher — and where the details remain long after you've moved in.

Masengill Landing is a thoughtfully-planned community in the foothills of East Tennessee. It was designed to feel composed — every street, every rooftop, every finish chosen with the next thirty years in mind, not the next thirty days.

Those who buy here now do so in the presale window. They choose their homesite, their floorplan, and the finishes that will make their home their own — guided by our in-house design team, and held to a single build standard that does not move.

DEVELOPED BY

LFG Homes

LOCATION

Morristown, Tennessee

COMPLETION

Rolling • Presale Now Open

THE COMMUNITY

A COHESIVE COMMUNITY

Built to the *same* standard.

A cohesive community of homes. Architectural variety, one build standard, one shared vision. No two homes the same — every home recognisably of the same place.

The Collection

Three elevations, *one standard.*

A Curated

COLLECTION OF
FLOORPLANS

”Architectural variety within
a single voice — no two homes
alike, each recognisably of the
same place.”

THE COLLECTION

Three Elevations



ARCHITECTURE

*Variety within
voice*

SPECIFICATION

One standard



POOL & PAVILION

AMENITIES

Everyday luxuries, *at home.*

Resort living, quietly integrated — designed to be used, not admired from a distance.

01	Pool & Pavilion	CENTRAL
02	On-Site Coffee Shop	DRIVE-THRU
03	Fitness Center	ON-SITE
04	Fenced Dog Park	OFF-LEASH
05	Children's Playground	OPEN

BUILD QUALITY

Included, *not upgraded.*

What other builders sell as upgrades, we include as standard. A quiet conviction, followed through in every home — visible in the kitchen, felt in the bath, audible in the silence of a well-built door.



TYPICAL BUILDER

Vinyl Siding

8-Foot Ceilings

Laminate Counters

Standard Flooring

Basic Interior Doors

THE MASENGILL STANDARD

Included

James Hardie® Color Plus Siding

Nine-Foot First-Floor Ceilings

Granite Countertops

Shaw® LVP Hard Surface Flooring

Raised Two-Panel Solid-Core Doors

PERSONALIZATION

Make it yours.

A curated menu of upgrades — guided by our in-house designer, chosen in a single sitting. The details you'll live with every day, settled before ground breaks.



Every thoughtful detail — from the built-in bench at the back door to the cabinetry you reach for each morning — chosen once, chosen well.

— THE DESIGN STUDIO

Exterior

01

Covered Patio	SELECT PLANS
Fireplace Patio	UPGRADE
Screened Patio	UPGRADE
Privacy Fencing	OPTIONAL
Extended Driveway	OPTIONAL

Outdoor

02

Landscape Packages	THREE TIERS
Hardscape Details	OPTIONAL

Interior

03

Premium Flooring	HARDWOOD · TILE
Cabinetry Packages	MULTIPLE
Counter Selections	GRANITE · QUARTZ
Plumbing Fixtures	DESIGNER
Lighting Packages	CURATED
Smart-Home Wiring	OPTIONAL

THE PROCESS

Four steps, *from here.*

Presale gives you the full hand. Choose where to live, what to live in, and how it's finished — before ground breaks.

01

Choose the Lot

Walk the site. Pick the homesite that fits your life — your view, your orientation, your neighbors.

02

Select the Home

Review our floorplans with your sales agent and choose the one that matches how you actually live.

03

Reserve It

A deposit holds your homesite, locks pricing, and opens the door to the design studio.

04

Personalize

Finishes, fixtures, upgrades — chosen in a single guided session with our in-house designer.

READY TO BEGIN?

(423) 520-7569

MORRISTOWN, TENNESSEE

Between *two lakes*, beneath the Smokies.

Nestled between Cherokee and Douglas Lakes in the Appalachian foothills. Morristown offers genuine small-town pace with practical proximity to everywhere you'd actually want to go.

Panther Creek State Park is minutes from your door. Knoxville is under an hour. Gatlinburg, Pigeon Forge, and the Smokies — a quiet Saturday drive.

DRIVE TIMES · FROM MASENGILL LANDING

Cherokee Lake	10 MIN
Panther Creek State Park	10 MIN
Douglas Lake	20 MIN
Sevierville	30 MIN
Knoxville	45 MIN
Pigeon Forge · Dollywood	45 MIN
Gatlinburg · Great Smokies	55 MIN
Asheville, NC	1 HR 30

— ABOUT THE BUILDER



Crafting quality homes in *Tennessee.*



05

ACTIVE DEVELOPMENTS

100%

EAST TENNESSEE

LFG Homes is a Tennessee-based homebuilding company delivering high-quality, design-forward homes across the eastern half of the state. Founded by seasoned professionals with deep expertise in real estate and operations, LFG is committed to communities that blend thoughtful planning with superior craftsmanship.

— OUR DEVELOPMENTS

A growing footprint across *East Tennessee.*

COMMUNITY · LOCATION

LOTS

Ashland Oaks

Blountville, TN NOW SELLING

36

Masengill Landing

Morristown, TN NOW SELLING

NOW

The Pointe at Loudon

Loudon, TN BUILD-TO-RENT

BTR

Rogers Branch

Ooltewah, TN NOW SELLING

112

Chapman's Reserve

Jonesborough, TN COMING SOON

22

Each LFG community is shaped by the land it sits on — designed to meet the needs of growing families and downsizing adults alike, with architectural integrity and enduring value.

— FROM THE FOUNDERS

A home, built *with* *care.*

We started LFG Homes because we believed East Tennessee deserved a builder who treats every floorplan, every finish, and every front porch like it matters — because it does.

Masengill Landing is the next expression of that belief. *Thoughtful planning. Honest craftsmanship. A community shaped by the land it sits on.*

When you find the homesite that feels like yours, we'd be honored to walk it with you.

EDITION

No. 01 · 2026

All features, finishes, dimensions, and selections subject to change without notice. Renderings are artist's conception.

— VISIT

WE'LL SEE YOU SOON AT

Masengill *Landing*

A community in Morristown, Tennessee. Now preselling. Limited homesites.

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