

*Love. Life. Here.*TM



Three // Springs

DURANGO, COLORADO

threespringsdurango.com

Durango's Best Neighborhood

Welcome to Three Springs. Located in beautiful Durango, Colorado, Three Springs is one of the most vibrant places to live life in the southwest. Our neighborhoods are alive with residents who enjoy tree-lined streets, exciting community events and gatherings, local restaurants, miles of trails, parks and wetlands areas, and being next door neighbors to Mercy Regional Medical Center's campus. Whether you are relocating to Durango, buying a first or retirement home, or are interested in renting to experience life at Three Springs, there is a place for you to call home right here. *You will love life here!*

The traditional neighborhood design mixes commercial districts and residential neighborhoods, designed with short, walkable blocks in a village configuration designed for pedestrians as well as cars. A diverse range of housing styles and sizes featuring front porches encourages a neighborhood feel.

"Three Springs is a great place to live. The friendly people make it a community that I feel part of!"

Kathy H.
Three Springs Neighbor



Mercado Street is the center of the Three Springs' Business District and home to the majority of the commercial buildings in Three Springs. Alive with activity, the business district includes Three Springs Plaza as its centerpiece which hosts multiple events throughout the year. As our neighborhood grows, we look forward to welcoming more and more businesses and services to the community.





"I knew from the first time I drove into the neighborhood, it had the right feel! I love the view coming into the neighborhood, the homes, the people living here, and the friendliness. We have felt welcome from the first day we moved in!"

*Mark and Michelle M.
Three Springs Neighbors*



700 ACRES OF AWESOME

ACCESS TO
47
MILES
TELEGRAPH
TRAIL SYSTEM

NEW HOMES
GREAT PRICES

COMMUNITY
PARK PLANNED

MUSIC
DANCE
FUN
IN THE PLAZA

CENTER FOR
HEALTH &
WELLNESS

ENERGY EFFICIENT
300+ ACRES OF PARKS
AND OPEN SPACE

FUTURE
SCHOOL
SITE PLANNED

EAT & DRINK
NEIGHBORHOOD
RESTAURANTS/BARS



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The root word of "recreation" is "creation" and we certainly have created some amazing recreational opportunities for our residents, workforce and guests. Nearly half of the 681 acres of Three Springs is dedicated to open space, parks, trails and schools. That's about 300 acres of playground for people of all ages. The maintenance of these open areas is designed to conserve water and connect our community! The Three Springs Sustainability Plan was the first of its kind and is a great read about the commitment Three Springs has to the environment and future generations. Please visit our website to read more about our environmental initiatives.





Toe tapping, heart racing...events that make you smile! Events take place in Three Springs Plaza, a beautiful grassy area with a stage for our *Concerts In the Plaza* and outdoor movie nights. Sporting events take place throughout the neighborhood and on the trails in and around Three Springs. And our very popular Fall Festival brings the whole community alive with trick or treating, Plaza events and more!



Talk about happy trails...in our neighborhood, all roads lead to nearly everywhere. Our trails wind through wetlands, under cool tunnels, and connect to the vast and famous Durango trail system.

You will love life here!

A HOME FOR EVERYONE

The Three Springs neighborhood is growing fast and that means there are options for your new home in Durango, Colorado. Choose from single level homes, green court homes, townhomes, two-story homes, duplexes and apartments.

APARTMENT LIVING

Confluence at Three Springs is one of Durango's most sought after rental communities. New construction nestled in a neighborhood of tree lined streets, open spaces and breathtaking views, your new apartment home is waiting for you. Located at the heart of Three Springs adjacent to Three Springs Plaza, Confluence at Three Springs offers life in a quaint neighborhood with easy access to the outdoors, nature trails, shops, local eateries, and Mercy Regional Medical Center. Three Springs is well-connected to downtown Durango through the Road Runner public transit system, and our neighborhood features free parking, walkable streets, fantastic playgrounds and parks as well as Three Springs Plaza where events throughout the year entertain residents and guests.

ENERGY EFFICIENCY MEANS EXCELLENT VALUE

There really is something for everyone here at Three Springs. And as a sustainable neighborhood, all Three Springs homes are constructed to meet or exceed the Three Springs Sustainability Program standards resulting in excellent home value.

Three Springs Administration Office

65 Mercado Street, Suite 250
Durango, CO 81301
threespringsdurango.com
970.764.6000

Commercial/Retail Sales & Leasing

65 Mercado Street, Suite 250
Durango, CO 81301
970.764.6466

Confluence at Three Springs

Managed by Greystar
150 Confluence Avenue, #C-105
Durango, CO 81301
confluencethreesprings.com
970.259.4375

Three Springs Associations

Community Manager
175 Mercado Street, Suite 205
Durango, CO 81301
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970.422.8660



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