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Form 424B3

January 10, 2003

Pricing Supplement No. 10  
Dated January 8, 2003  
Cusip # 948 74R CD6

Filing under Rule 424(b)(3)  
Registration File No. 333-57508

WEINGARTEN REALTY INVESTORS  
MEDIUM-TERM NOTES, SERIES A

Principal amount:	\$20,000,000	Floating Rate Notes:	N/A
Interest Rate (if fixed rate):	5.75%	Interest rate basis:	N/A
Stated Maturity:	01/15/15	Paper Rate	
Specified Currency:	U.S. \$	Prime Rate	
Applicable Exchange Rate (if any):		LIBOR	
U.S. \$1.00 =	N/A	Treasury Rate	
Issue price (as a percentage of		CD Rate	
principal amount):	100%	Federal Funds Rate	
Selling Agent's commission (%):	.625%	Other	
Purchasing Agent's discount		Index Maturity:	N/A
or commission (%):	N/A	Spread:	N/A
Net proceeds to the Company (%):	99.375%	Spread Multiplier:	N/A
Settlement date (original		Maximum Rate:	N/A
issue date):	01/15/03	Minimum Rate:	N/A
Redemption Commencement		Initial Interest Rate:	N/A
Date (if any):	N/A	Interest Reset Date(s):	N/A
Interest Determination Date(s):	N/A	Optional Repayment Date:	N/A
Calculation Date(s):	N/A	Cusip # 948 74R CD6	
Interest Payment Date (s):	3/15, 9/15		
Regular Record Date(s):	3/1, 9/1		

Redemption prices (if any): The Redemption Price shall initially be N/A % of the principal amount of such Notes to be redeemed.

If such Notes are denominated in other than U.S. dollars, the applicable Foreign Currency Supplement is attached hereto.

Additional terms: N/A

As of the date of this Pricing Supplement, the aggregate initial public offering price (or its equivalent in other currencies) of the Debt Securities (as defined in the Prospectus) which have been sold (including the Notes to which this Pricing Supplement relates) is \$176,000,000.

"N/A" as used herein means "Not Applicable."

WACHOVIA SECURITIES