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WEINGARTEN REALTY INVESTORS /TX/  
Form 424B3  
June 28, 2002

Pricing Supplement No. 1  
Dated June 26, 2002  
Cusip # 948 74R BS4

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

WEINGARTEN REALTY INVESTORS

MEDIUM-TERM NOTES, SERIES A

|  |                              |
|--|------------------------------|
| Principal amount: \$10,000,000         | Floating Rate Notes: N/A     |
| Interest Rate (if fixed rate): 5.29%   | Interest rate basis: N/A     |
| Stated Maturity: July 1, 2007          | 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 (%): 0.5%   | Other                        |
| Purchasing Agent's discount            | Index Maturity: N/A          |
| or commission (%): N/A                 | Spread: N/A                  |
| Net proceeds to the Company (%): 99.5% | Spread Multiplier: N/A       |
| Settlement date (original              | Maximum Rate: N/A            |
| issue date): 07/01/02                  | 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 BS4          |
| 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 \$10,000,000.

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

Wachovia Securities