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WEINGARTEN REALTY INVESTORS /TX/

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
Interest Rate (if fixed rate): 5.75%
Stated Maturity: 01/15/15
Specified Currency: U.S. \$
Applicable Exchange Rate (if any):
U.S. \$1.00 = N/A
Issue price (as a percentage of
principal amount): 100%
Selling Agent's commission (%): .625%
Purchasing Agent's discount
or commission (%): N/A
Net proceeds to the Company (%): 99.375%
Settlement date (original
issue date): 01/15/03
Redemption Commencement
Date (if any): N/A
Interest Determination Date(s): N/A
Calculation Date(s): N/A
Interest Payment Date (s): 3/15, 9/15
Regular Record Date(s): 3/1, 9/1

Floating Rate Notes: N/A
Interest rate basis: N/A
Paper Rate
Prime Rate
LIBOR
Treasury Rate
CD Rate
Federal Funds Rate
Other
Index Maturity: N/A
Spread: N/A
Spread Multiplier: N/A
Maximum Rate: N/A
Minimum Rate: N/A
Initial Interest Rate: N/A
Interest Reset Date(s): N/A
Optional Repayment Date: N/A
Cusip # 948 74R CD6

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