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WEINGARTEN REALTY INVESTORS /TX/
Form 424B3
July 18, 2002

Pricing Supplement No. 3
Dated July 10, 2002
Cusip # 948 74R BU9

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

WEINGARTEN REALTY INVESTORS
MEDIUM-TERM NOTES, SERIES A

| | |
|---------------------------------------------------------|------------------------------|
| Principal amount: \$27,000,000 | Floating Rate Notes: N/A |
| Interest Rate (if fixed rate): 6.107% | Interest rate basis: N/A |
| Stated Maturity: July 15, 2013 | 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 principal amount): 100% | CD Rate |
| Selling Agent's commission (%): 0.625% | Federal Funds Rate |
| Purchasing Agent's discount or commission (%): N/A | Other |
| Net proceeds to the Company (%): 99.375% | Index Maturity: N/A |
| Settlement date (original issue date): 07/15/02 | Spread: N/A |
| Redemption Commencement Date (if any): N/A | Spread Multiplier: N/A |
| Interest Determination Date(s): N/A | Maximum Rate: N/A |
| Calculation Date(s): N/A | Minimum Rate: N/A |
| Interest Payment Date (s): 3/15, 9/15 | Initial Interest Rate: N/A |
| Regular Record Date(s): 3/1, 9/1 | Interest Reset Date(s): N/A |
| | Optional Repayment Date: N/A |
| | Cusip # 948 74R BU 9 |

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 \$52,000,000.

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

Goldman Sachs