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Form 424B3

December 23, 2002

Pricing Supplement No. 9  
Dated December 19, 2002  
Cusip # 948 74R AF3

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

WEINGARTEN REALTY INVESTORS

Medium-Term Notes, Series A

Principal amount: \$42,000,000	Floating Rate Notes: N/A
Interest Rate (if fixed rate): 5.65%	Interest rate basis: N/A
Stated Maturity: 01/15/13	Paper Rate
Specified Currency: U.S. \$	Prime Rate
Applicable Exchange Rate (if any): U.S. \$1.00 = N/A	LIBOR
Issue price (as a percentage of principal amount): 100%	Treasury Rate
Selling Agent's commission (%): .625 %	CD Rate
Purchasing Agent's discount or commission (%): N/A	Federal Funds Rate
Net proceeds to the Company (%): 99.375%	Other
Settlement date (original issue date): 12/26/02	Index Maturity: N/A
Redemption Commencement Date (if any): N/A	Spread: N/A
Interest Determination Date(s): N/A	Spread Multiplier: N/A
Calculation Date(s): N/A	Maximum Rate: N/A
Interest Payment Date (s): 3/15, 9/15	Minimum Rate: N/A
Regular Record Date(s): 3/1, 9/1	Initial Interest Rate: N/A
	Interest Reset Date(s): N/A
	Optional Repayment Date: N/A
	Cusip # 948 74R AF3

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 \$156,000,000.

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

WACHOVIA SECURITIES