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WEINGARTEN REALTY INVESTORS /TX/

Form 424B3

February 19, 2002

Pricing Supplement No. 7  
Dated February 21, 2002  
Cusip # 948 74R BR6

Filing under Rule 424(b)(3)  
Registration File No. 333-85967

WEINGARTEN REALTY INVESTORS  
MEDIUM-TERM NOTES, SERIES A

|                                          |                              |
|------------------------------------------|------------------------------|
| Principal amount: \$30,000,000           | Floating Rate Notes: N/A     |
| Interest Rate (if fixed rate): 6.525%    | Interest rate basis: N/A     |
| Stated Maturity: February 21, 2014       | 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 (%): 0.625%   | 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): 02/21/02                    | 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 BR6          |
| 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 \$151,000,000.

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

J.P. Morgan Securities Inc.  
Wachovia Securities