

<html><head></head><body><pre style="word-wrap: break-word; white-space: pre-wrap;">-----BEGIN

PRIVACY-ENHANCED MESSAGE-----

Proc-Type: 2001,MIC-CLEAR

Originator-Name: webmaster@www.sec.gov

Originator-Key-Asymmetric:

MFgwCgYEVQgBAQICAf8DSgAwRwJAW2sNKK9AVtBzYZmr6aGjlWyK3XmZv3dTINen
TWSM7vrzLADbmYQaionwg5sDW3P6oam5D3tdezXMm7z1T+B+twIDAQAB

MIC-Info: RSA-MD5,RSA,

EZfGW+ZRyKW/GlrbUmhloXuTrER7CV0v3AMMu+mWSOp4+95vWG2CFmbcMCjUL4J4
bYpTBaJ0LF2zJV+CjcOr2w==

<SEC-DOCUMENT>0000828916-96-000008.txt : 19961125

<SEC-HEADER>0000828916-96-000008.hdr.sgml : 19961125

ACCESSION NUMBER: 0000828916-96-000008

CONFORMED SUBMISSION TYPE: 424B3

PUBLIC DOCUMENT COUNT: 1

FILED AS OF DATE: 19961122

SROS: NYSE

FILER:

COMPANY DATA:

COMPANY CONFORMED NAME: WEINGARTEN REALTY INVESTORS /TX/
CENTRAL INDEX KEY: 0000828916
STANDARD INDUSTRIAL CLASSIFICATION: REAL ESTATE INVESTMENT TRUSTS [6798]
IRS NUMBER: 741464203
STATE OF INCORPORATION: TX
FISCAL YEAR END: 1231

FILING VALUES:

FORM TYPE: 424B3
SEC ACT: 1933 Act
SEC FILE NUMBER: 333-12179
FILM NUMBER: 96671145

BUSINESS ADDRESS:

STREET 1: 2600 CITADEL PLAZA DR
CITY: HOUSTON
STATE: TX
ZIP: 77008
BUSINESS PHONE: 7138666000

MAIL ADDRESS:

STREET 1: P O BOX 924133
STREET 2: P O BOX 924133
CITY: HOUSTON
STATE: TX
ZIP: 77292-4133

</SEC-HEADER>

<DOCUMENT>

<TYPE>424B3

<SEQUENCE>1

<DESCRIPTION>PRICING SUPPLEMENT NO. 2

<TEXT>

Pricing Supplement No. 2 Filing under Rule 424(b)(3)
Dated November 21, 1996 Registration File No.333-12179
(To Prospectus dated September 30, 1996 and and No.33-57659
Prospectus Supplement dated November 15, 1996)

\$150,000,000
WEINGARTEN REALTY INVESTORS
MEDIUM-TERM NOTES, SERIES A

Principal amount: \$7,000,000 Floating Rate Notes: N/A
Interest Rate (if fixed rate): 6.60% Interest rate basis: N/A
Stated Maturity: November 26, 2026 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:
Settlement date (original issue date):	November 26, 1996	Spread:
Redemption Commencement Date (if any):	N/A	Spread Multiplier:
Interest Determination Date(s):	N/A	Maximum Rate:
Calculation Date(s):	N/A	Minimum Rate:
Interest Payment Date (s):	3/15, 9/15	Initial Interest Rate:
Regular Record Date(s):	3/1, 9/1	Interest Reset Date(s):
		Optional Repayment Date:
		November 26, 2006

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 \$19,000,000.

"N/A" as used herein means "Not Applicable." "A/S" as used herein means "As stated in the Prospectus Supplement referred to above."

DONALDSON, LUFKIN & JENRETTE
SECURITIES CORP.

```
</TEXT>
</DOCUMENT>
</SEC-DOCUMENT>
-----END PRIVACY-ENHANCED MESSAGE-----
</pre></body></html>
```