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PRIVACY-ENHANCED MESSAGE-----

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Originator-Key-Asymmetric:
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ACCESSION NUMBER: 0000899243-97-001278
CONFORMED SUBMISSION TYPE: 424B3
PUBLIC DOCUMENT COUNT: 1
FILED AS OF DATE: 19970710
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: 033-57659
FILM NUMBER: 97639135

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>
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<TYPE>424B3
<SEQUENCE>1
<DESCRIPTION>PRICING SUPPLEMENT NO. 8
<TEXT>

<PAGE>

Pricing Supplement No. 8 Filing under Rule 424(b)(3)
Dated July 10, 1997 Registration File No. 333-12179
(To Prospectus dated September 30, 1996 and and No. 33-57659
Prospectus Supplement dated November 15, 1996)

\$200,000,000

WEINGARTEN REALTY INVESTORS

MEDIUM-TERM NOTES, SERIES A

Principal amount: \$20,000,000 Floating Rate Notes: N/A

Interest Rate (if fixed rate): 6.64%
Stated Maturity: July 15, 2026
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 (%): 0.60%
Purchasing Agent's discount or
 commission (%): N/A
Net proceeds to the Company (%): 99.40%
Settlement date (original issue date):
 July 15, 1997
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

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:
 7/15/04
Cusip #948 74R AY 2

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 \$106,000,000.

"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 CORPORATION

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-----END PRIVACY-ENHANCED MESSAGE-----
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