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ACCESSION NUMBER: 0000899243-97-001269  
CONFORMED SUBMISSION TYPE: 424B3  
PUBLIC DOCUMENT COUNT: 1  
FILED AS OF DATE: 19970709  
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: 97638343

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

&lt;/SEC-HEADER&gt;  
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&lt;SEQUENCE&gt;1  
&lt;DESCRIPTION&gt;PRICING SUPPLEMENT NO. 7  
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Pricing Supplement No. 7 Filing under Rule 424(b)(3)  
Dated July 8, 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): 6.65%  
Stated Maturity: July 12, 2027  
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 11, 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:  
7/12/04  
Cusip #948 74R AX 4

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 \$86,000,000.

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

LEHMAN BROTHERS INC.

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